



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 29, 2019
CONTINUED FROM JULY 11, 2019

Record No.: 2019-000268CUA
Project Address: 121 GATES STREET
Zoning: RH-1 (Residential, House, One-Family) Zoning District
Bernal Heights Special Use District
40-X Height and Bulk District
Block/Lot: 5651/024
Project Sponsor: Ankitha Palli
3723 Haven Ave #124
Menlo Park, CA 94025
Property Owner: Shahram Zomorodi Trust
5636 Stevens Creek Blvd #376
Cupertino, CA 95014
Staff Contact: Kimberly Durandet – (415) 575-6816
kimberly.durandet@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project is to legalize the demolition of a single-family residence (approximately 1,432 gross square feet “gsf”) and new reconstruction of a two-story, approximately 16-ft tall, single-family residential building (approximately 1,432 gsf) with one Class 1 bicycle parking spaces, and no automobile parking.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 317, to legalize the unauthorized demolition and reconstruction of a single-family residential structure within the RH-1 Zoning District and Bernal Heights Special Use District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment.** The Department has received one public comment on the project from a neighbor who wants the project sponsor to install a trench system for hydrological drainage on the site. Although this is not an item under Planning Department review, the project sponsor has submitted a structural drawing showing a type of drainage system.
- **Unauthorized Demolition:** The project site no longer possesses an existing structure. The property owner attempted to repair the previously existing fire damaged structure and under a permit to repair, the contractor demolished the structure.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 categorical exemption.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the property owner is responsible for the unauthorized demolition of a residential structure, the previously existing structure was severely damaged by fire. There is no longer a structure at the site and to deny the new construction of a replacement residential building would not be consistent with Objectives and Policies of the General Plan. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans
Exhibit C – Maps and Context Photos
Exhibit D - Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: AUGUST 29, 2019

CONTINUED FROM JULY 11, 2019

Record No.: 2019-000268CUA
Project Address: 121 GATES STREET
Zoning: RH-1 (Residential, House, Single-family) Zoning District
Bernal Heights Special Use District
40-X Height and Bulk District
Block/Lot: 5651/024
Project Sponsor: Ankitha Palli
3723 Haven Ave #124
Menlo Park, CA 94025
Property Owner: Shahram Zomorodi Trust
5636 Stevens Creek Blvd #376
Cupertino, CA 95014
Staff Contact: Kimberly Durandet – (415) 575-6816
kimberly.durandet@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317, TO LEGALIZE THE UNAUTHORIZED DEMOLITION OF A TWO-STORY, 1,337 SQUARE FOOT SINGLE FAMILY RESIDENCE AND CONSTRUCT A NEW 1,432 SQUARE FOOT TWO-STORY, SINGLE-FAMILY RESIDENCE LOCATED AT 121 GATES STREET, LOT 024 IN ASSESSOR'S BLOCK 5651, WITHIN THE RH-1 (RESIDENTIAL, HOUSE, SINGLE-FAMILY) ZONING DISTRICT, BERNAL HEIGHTS SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 30 2016, Ankitha Palli (hereinafter "Project Sponsor") filed Application No. 2019-000268CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to legalize the unauthorized demolition of a previously existing two-story, 16-foot tall single-family residence (approximately 1,337 square feet) and new construction of a two-story, 16-foot tall, single-family residence (approximately 1,432 square feet) at 121 Gates Street (hereinafter "Project Site").

On June 25, 2019, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as Class 1 and Class 3 Categorical Exemptions under CEQA as described in the determination contained in the Planning Department files for this Project.

On July 11, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2019-000268CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-006164CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use as requested in Application No. 2019-000268CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project is to legalize the demolition of a single-family residence (measuring approximately 1,432 gross square feet “gsf”) and construct a two-story, approximately 16-ft tall, single-family residential building (measuring approximately 1,432 gsf) with one Class 1 bicycle parking spaces, and no off-street automotive parking.
3. **Site Description and Present Use.** The Project is located on a 1,750 square-foot lot with 25 feet of street frontage and a depth of 70 feet. The Project Site is currently vacant.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-1 Zoning District. The immediate context is primarily residential in character and is comprised primarily of single-family structures. The buildings on the same side of the block are generally two-story with a few three-story buildings. The opposite side of the street has an even mix of two and three-story buildings. Other zoning district near the project site on Cortland Avenue is NC-2 (Small Scale Neighborhood Commercial).
5. **Public Outreach and Comments.** The Department has not received any correspondence related to the project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove one or more residential units.

As the project requires Conditional Use Authorization, the additional criteria specified under Section 317 for residential demolition have been incorporated as findings a part of this Motion. See Item 8, "Additional Findings Pursuant to Planning Code Section 317," below.

- B. **Bernal Heights Special Use District.** Planning Code Section 242 establishes the Bernal Heights Special Use District where demolition of residential structures is generally prohibited unless:
- i. The Superintendent of the Bureau of Building Inspection or the Chief of the Bureau of Fire Prevention and Public Safety determines, after consultation to the extent feasible with the Department of Planning, that an imminent safety hazard exists and the Superintendent determines that demolition of the structure is the only feasible means to secure the public safety; or
 - ii. The structure is under an abatement order and the Superintendent of the Bureau of Building Inspection determines, after consultation with the Department of Planning and the San Francisco Fire Department, that repairs rendering the structure safe and habitable as defined in the San Francisco Housing Code would cost 50 percent or more of the cost to replace the structure pursuant to the standards published periodically by the Superintendent. An owner's deliberate damage, in the opinion of the Superintendent of the Bureau of Building Inspection, to the property or failure to maintain it shall not be included in the calculation of replacement costs; or
 - iii. The Department determines, based on facts presented, that the structure proposed to be demolished retains no substantial remaining value or reasonable use.

The project site no longer possess the existing structure. The property owner attempted to repair the previously existing fire damaged structure and under a permit to repair, the contractor demolished the structure.

- C. **Residential Density, Dwelling Units.** Planning Code Section 209 states that states that single-family residences are permitted within the RH-1 District.

The Project will legalize the unauthorized demolition of a previously existing single-family dwelling and will construct a single-family residential unit within a new two-story building; therefore, the Project complies.

- D. **Rear Yard.** Planning Code Section 242 and 134 states properties in the RH-1 Zoning District in the Bernal Heights Special Use District must maintain a rear yard equal to 35% of the depth of the lot.

The Project provides a rear yard equal to 35% of the depth or 24.5 feet. Therefore, the Project complies.

- E. **Open Space.** Planning Code Section 135 states that 300 square feet of usable open space must be provided per unit if private or 133 square feet of usable open space must be provided if common between multiple units.

The dwelling unit has a rear yard of 612 square feet that meets the requirements for size and dimensions of the usable open space required under Section 135.

- F. **Front Setback Landscaping and Permeability Requirements.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

The subject property is required to provide a front setback of 3 feet 3½ inches. Landscaping and permeability requirements do apply to the Project.

- G. **Dwelling Unit Exposure.** Planning Code Section 140 states that all dwelling units in all districts must face onto an open area meeting the requirements of the Section.

The dwelling unit faces onto Gates Street and has a conforming rear yard. Therefore, the Project meets dwelling unit exposure requirements of the Planning Code.

- H. **Bicycle Parking.** Planning Code Section 155.1 requires one Class One bicycle parking space per dwelling unit.

The Project provides one Class One bicycle parking space. Thus, the project complies with this requirement.

- I. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is in a 40-X Height and Bulk District.

The Project measures 15 feet 11 inches from the curb level to the top of the roof and therefore complies.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The use and size of the proposed resident project is compatible with the immediate neighborhood, which has single-family residential buildings of two to three stories. The proposal would legalize the demolition of a previously existing single-family dwelling that contained three bedrooms and had approximately 1,337 gsf. The new building will contain three bedrooms and will measure approximately 1,432 gsf. The new building is similar in size to the former building, which was demolished.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed massing is appropriate given the context of the immediate neighborhood and block face. The new construction is within the buildable area and provides a rear yard comparable to adjacent properties. The new building is similar in size and scale to the former building on the project site.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require vehicle parking spaces; therefore, no parking is proposed. The required Class 1 bicycle parking space is provided. The Project would not interfere or unduly burden traffic patterns within the surrounding transit rich neighborhood.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

As the Project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not expected to produce noxious or offensive emissions.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The façade treatment and materials of the new building have been appropriately selected to be compatible with the surrounding neighborhood. The Project will maintain a code-complying required rear yard and will also provide the appropriate landscaping for a single-family residence.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Zoning District.

The proposed project would remain in conformity with the stated purpose of the RH-1 Zoning District, as the building will construct one residential unit.

8. **Additional Findings pursuant Planning Code Section 317** establishes additional criteria for the Planning Commission when reviewing applications for the Loss of Residential and Unauthorized Units, Through Demolition, Merger and Conversion. On balance, the project complies with said Residential Demolition criteria in that:

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

A review of the Department of Building Inspection and the Planning Department databases showed enforcement cases or notices of violation for the subject property related to the fire and subsequent conditions at the site, but nothing prior.

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

The existing structure was severely damaged by fire and was not in decent, safe and sanitary condition at the time of the demolition.

- iii. Whether the property is an “historic resource” under CEQA;

Due to illegal demolition, existing property has been demolished. No resource present on site.

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

The Project qualifies for a categorical exemption and would not result in a substantial adverse impact under CEQA.

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

The previously existing structure was a single-family residence that was damaged by fire and has been vacant. The new building will consist of a single-family residence. As such, the project does entail conversion of rental housing to other forms of tenure or occupancy.

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

The Project Site contained and will replace one dwelling unit. Although a single dwelling unit is technically subject to the Rent Stabilization and Arbitration Ordinance because it is a residential building constructed before 1979, the Planning Department cannot definitively determine which aspects of the Ordinance are applicable. The Rent Stabilization and Arbitration Ordinance includes provisions for eviction controls, price controls, and other controls, and it is the purview of the Rent Board to determine which specific controls apply to a building or property.

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

The Project does not conserve existing housing as the structure was severely damaged by fire.

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

The replacement building complements the neighborhood character with appropriate mass, scale, design, and materials.

- ix. Whether the Project protects the relative affordability of existing housing;

The Project does not conserve existing housing as the structure was severely damaged by fire.

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.

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

The Project has been designed to be in keeping with the scale and development pattern of the neighborhood character.

- xii. Whether the project increases the number of family-sized units on-site;

The project proposes a replacement for the unauthorized demolition of a single-family structure.

- xiii. Whether the Project creates new supportive housing;

The Project will not create new supportive housing.

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The overall scale, design, and materials of the proposed building complement the neighborhood character.

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

The Project will not increase the number of units on-site.

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

The Project will not increase the number of bedrooms on-site.

- xvii. Whether or not the replacement project would maximize density on the subject lot; and,

The Project is to legalize the unauthorized demolition of a previously existing single-family structure and to allow the property owner to construct a replacement structure.

- xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

The Planning Department cannot definitively determine whether the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. The replacement structure is of a similar size and has the same number of bedrooms.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

The Project will restore a single-family home that was fire damaged and demolished. The proposed replacement building reflects the existing architectural character and development pattern of the neighborhood. The overall scale, design, and materials of the proposed building are consistent with the block face and complement the neighborhood character.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

The project site does not possess any neighborhood-serving retail uses. The Project provides one new dwelling unit, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

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

The replacement building will conserve neighborhood character and improve cultural and economic diversity by providing a new project with an appropriate scale, design, and materials for the surrounding neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently possess any existing affordable housing.

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

The Project is a single-family residence and would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood.

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

The Project is a residential project in an RH-1 Zoning District; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project. The Project does not include commercial office development.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative impact on existing parks and open spaces. The Project does not exceed the 40-foot height limit and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2019-000268CUA**, subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **July 26, 2019** and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 29, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 29, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to legalize the unauthorized demolition and new construction located at 121 Gates Street, Block 5651, and Lot 024, pursuant to Planning Code Sections 303 and 317, within the RH-1 (Residential, House, One-Family) Zoning District, Bernal Heights Special Use District, and a 40-X Height and Bulk District; in general conformance with plans, dated June 11, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2019-000268CUA and subject to conditions of approval reviewed and approved by the Commission on July 11, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on August 29, 2019 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

7. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

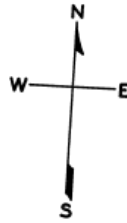
8. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

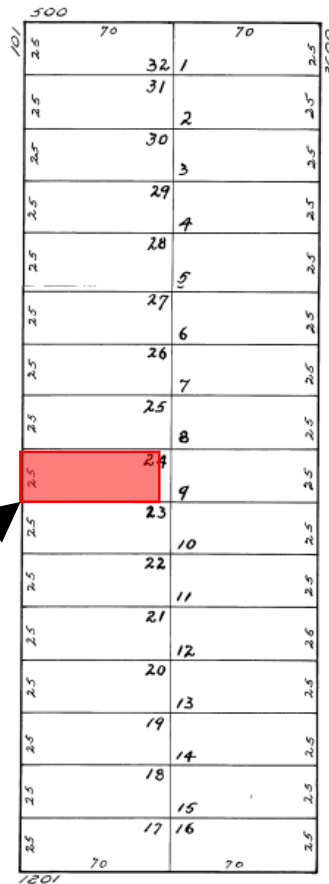
Parcel Map

5651

GIFT MAP NO 1
LOTS 424 - 455



POWHATTAN AVE.



GATES

FOLSOM

SUBJECT PROPERTY

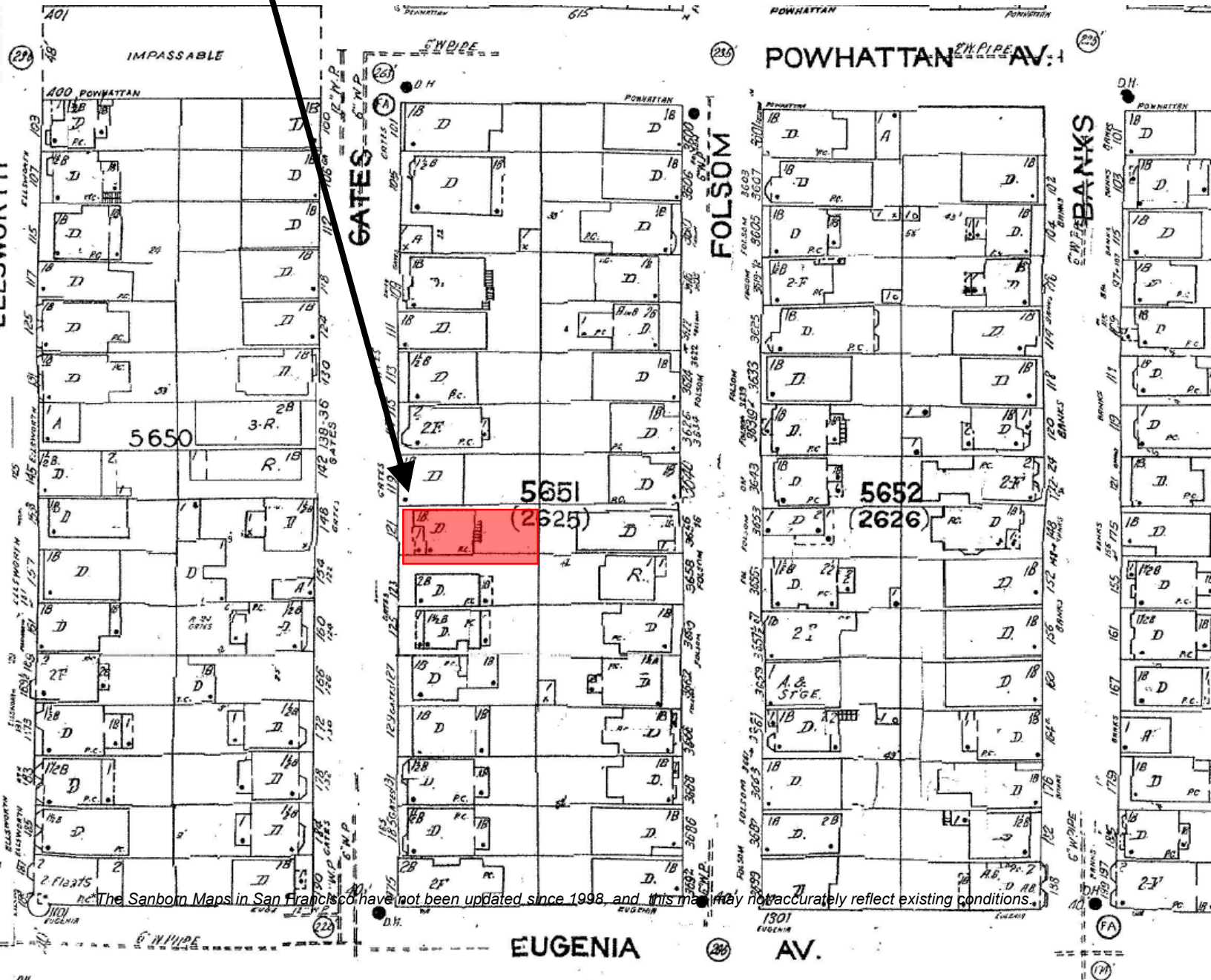
EUGENIA AVE.



Conditional Use Authorization
Case Number 2019-000268CUA
121 Gates Street

Sanborn Map*

SUBJECT PROPERTY



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



Conditional Use Authorization
Case Number 2019-000268CUA
121 Gates Street

Aerial Photo

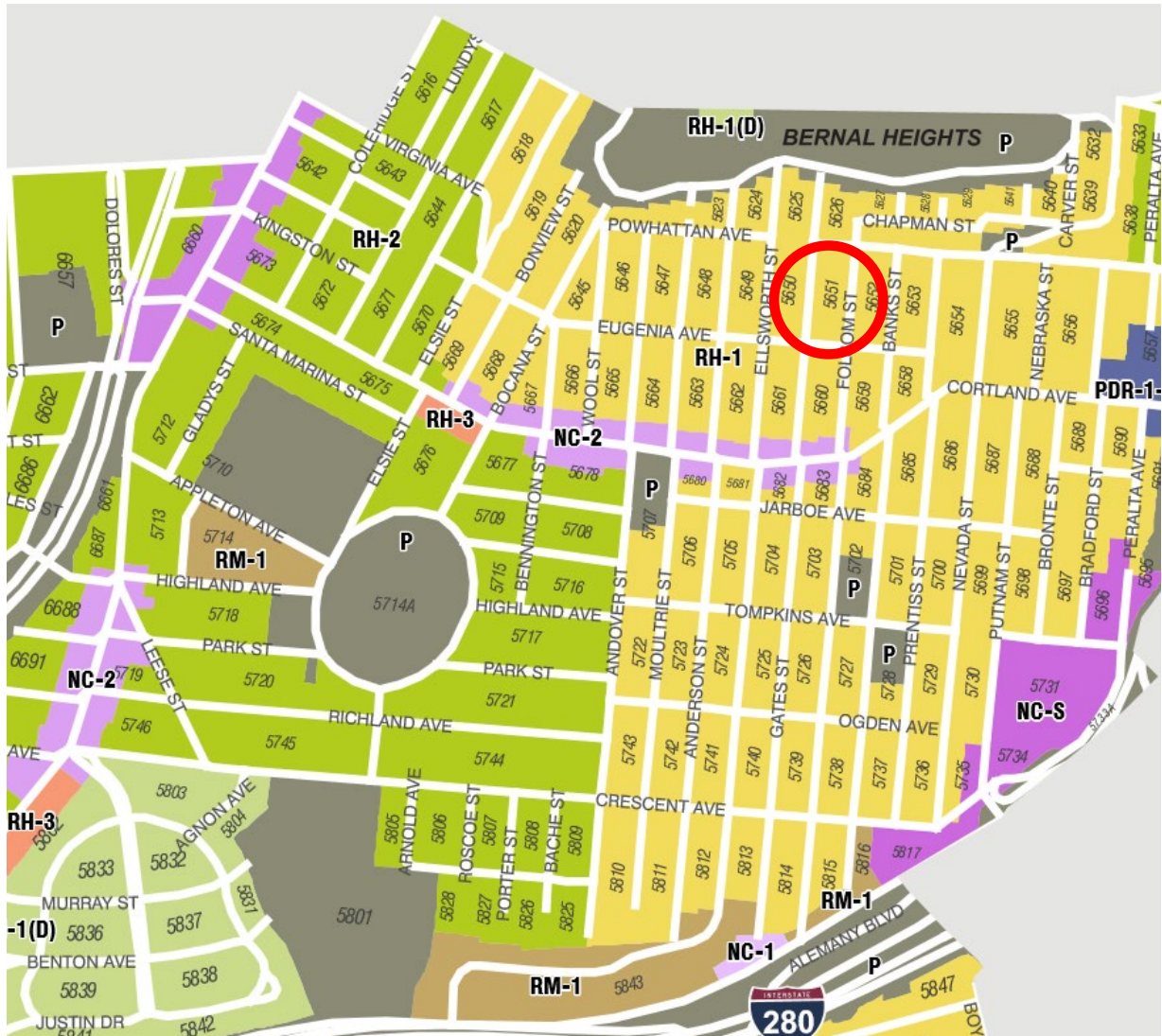


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2019-000268CUA
121 Gates Street

Zoning Map



Conditional Use Authorization
Case Number 2019-000268CUA
121 Gates Street

Site Photo



Conditional Use Authorization
Case Number 2019-000268CUA
121 Gates Street

To Building Department

On December 11, 2017 we purchased a property at 121 Gates St, San Francisco. The property was a severely fire damaged two story single family resident left vacant/unattended for one and half years from Jul/2017.

At the time we purchased the house the price was cut \$100k so it fit in our budget. We decided to buy the property after we signed the safety waiver due to the fire damage and taking a look at the inside. The previous owner had submitted to remodel the house. we decided to make some changes to interior layout to make it work for us. So we hired a professional local architectural firm to help us with the permit process. We had a meeting with planning department and architect to go over the options that we had.

After meeting with planning department and getting estimates from Local contractors, we found out the one and only option that we have (Budget wise and time wise) is to keep the existing scope and just make changes to the interior walls layout to make it work for us. Based on those results our architect designed and submitted the permit application and we got the approval. After we got the permit and hired Kanler Construction company who has done many jobs in San Francisco to build the house per approved plans and issued on June, 2018. Unfortunately, later in August, 2018 after we came back from Vacation, we found out that the building Collapsed during construction and city issued a Notice of Violation which really effected our family both emotionally and financially.

We as the homeowners admit the demolition which is done by the contractor in our property is unlawful and the contractor should explain the reason for doing this. Also, as a home owner we Want to emphasize that the condition of house was really unstable and dangerous, this was also brought to our attention in seller disclosure package, and in the professional engineer report who was hired by the previous owner highly recommended demolishing the house due the structural instability.

Unfortunately, our funds are tied up and frozen by the lender causing financial difficulties for meeting our property tax obligation as well as paying unnecessary rent which could possibly result in our bankruptcy.

We request that the Commissioners kindly understand our situation and consider that all that happened in our property was completely out of our control. And let us continue with approved plans which is the same scope as the original house.

Sincerely,

Shahram Zomorodi & Elham Afrakhteh

9/27/2018

121 Gates St History

Date		Case #	Attachment #
Jul-16	Home Cought fire Caused Major fire damage	NOV201625971	1 & 2
		NOV20163611	
		NOV201639959	
		NOV2017677361	
Sep-17	Previous Owner applied to Remodel	BPA201709016710	3
Dec-17	we (Shahram & Elham) Purchased The		
Feb-18	Meet with Planner to get advise on different options . Decided to just remodel the house		
May-18	Remodeling Permit issued By Shahram Zomorodi	BPA201805219623	4
Jun-18	Hired Kanler a Local Contractor		
Jun-18	Building collapse at the start of the work	NOV201886411	5
Aug-18	Stop Work Notice	NOV201888211	6
Sep-18	Building Depatment Hearing		
Nov-18	Submitted Aplication to Comply with NOV	BPA201810304478	7
Nov-18	Submitted Demo Application	BPA201811286928	8
Dec-18	Submitted Building Permit	BPA201811286925	9
Misc NOVs	Broken Fence	NOV201929231	10
	Left over Debris	NOV201929551	
	Neighbor concern about Drainage system	NOV201887401	
	Noise	NOV201877532	



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201625971

OWNER/AGENT: CONCEPCION KHALEQ REVOC TRUST
CONCEPCION KHALEQ REVOC TRU
KHALEQ CONCEPCION TRUSTEE
563 NATOMA ST
SAN FRANCISCO CA
94103

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

COMPLAINANT: Emergency Response

DATE FILED: 08-JUL-16

LOCATION: 121 GATES ST

BLOCK: 5651 LOT: 024

SITE:

RATING: OCCUPANCY CODE

RECEIVED BY: Ying Pei DIVISION: BID

COMPLAINT SOURCE: TELEPHONE

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE --

DESCRIPTION: Fire damage
INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	SIMAS	6218	16	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
31-JAN-17	Giles Samarasinghe	CES	per D. Simas
29-MAR-17	Catherine Byrd	BID	Per M. H.

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
08-JUL-16	CASE OPENED	BID	D SIMAS	CASE RECEIVED	
08-JUL-16	OTHER BLDG/HOUSING VICINS	D SIMAS		FIRST NOV SENT	1st NOV issued by Robert Power.
11-JUL-16	OTHER BLDG/HOUSING VICINS	D SIMAS		CASE UPDATE	Copy of 1st NOV mailed. TF.
24-JAN-17	OTHER BLDG/HOUSING VIC	BID	D SIMAS	SECOND NOV SENT	2nd NOV issued by D. Simas -jtran
25-JAN-17	OTHER BLDG/HOUSING VIC	BID	D SIMAS	CASE UPDATE	2nd NOV mailed to owner -jtran
31-JAN-17	GENERAL MAINTENANCE	BID	D SIMAS	REFERRED TO OTHER DIV	transfer to div CES
01-FEB-17	CASE OPENED	CES	J HINCHION	CASE RECEIVED	Case received in CES-ts.
27-FEB-17	FIRE DAMAGE	CES	N GUTIERREZ	CASE UPDATE	Process case for DH
27-FEB-17	FIRE DAMAGE	CES	N	CASE UPDATE	Schedule case for 3/28/17



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201625971

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
			GUTIERREZ		
07-MAR-17	FIRE DAMAGE	CES	N	DIRECTOR HEARING	DH Posting
			GUTIERREZ	NOTICE POSTED	
27-MAR-17	FIRE DAMAGE	CES	N	CASE UPDATE	Pre DH
			GUTIERREZ		
28-MAR-17	FIRE DAMAGE	CES	N	DIRECTOR'S HEARING	Return to BID - Mauricio Hernandez
			GUTIERREZ	DECISION	
29-MAR-17	GENERAL MAINTENANCE	CES	J HINCHION	REFERRED TO OTHER	transfer to div BID
				DIV	
03-APR-17	OTHER BLDG/HOUSING VIC	CES	D SIMAS	CASE CLOSED	C201767361 D Duffy
04-APR-17	OTHER BLDG/HOUSING VIC	BID	D SIMAS	CASE CLOSED	File to M Hernandez. g samaras

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
----------	------	-------------	----------------

NOV (HIS) NOV (BID)

24-JAN-17

08-JUL-16



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201636111

OWNER/AGENT: CONCEPCION KHALEQ REVOC TRUST
CONCEPCION KHALEQ REVOC TRU
KHALEQ CONCEPCION TRUSTEE
563 NATOMA ST
SAN FRANCISCO CA
94103

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

COMPLAINANT: Stuart Stoller

DATE FILED: 12-SEP-16

LOCATION: 121 GATES ST

BLOCK: 5651 LOT: 024

SITE:

RATING: OCCUPANCY CODE R-3

RECEIVED BY: Bernedette Perez DIVISION: HIS

COMPLAINT SOURCE: 311 INTERNET REFERRAL

ASSIGNED TO DIVISION: HIS

COMPLAINANT'S PHONE 415-306-1280

DESCRIPTION: Burned out single family home, uninhabited, and squatters have now been there twice, resulting in police reports.
House needs to be secured against squatters, and weeds in rear yard removed to reduce fire hazard to neighbors
INSTRUCTIONS: 311 SR# 6290071

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BRAGG	6296	11	

REFERRAL INFORMATION

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

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
12-SEP-16	CASE OPENED	HIS	D BRAGG	CASE RECEIVED	
16-SEP-16	GENERAL MAINTENANCE	HIS	D BRAGG	INSPECTION OF PREMISES MADE	An inspection was conducted at the property on Friday 9-9-16 and it has been boarded up and secured. Photos taken, RB advised of same. BID has issued a NOV for enforcement. No HIS exposure noted. Will hold case 30 days for questions.
16-SEP-16	GENERAL MAINTENANCE	HIS	D BRAGG	TELEPHONE CALLS	Called complainant to discuss case.
06-OCT-16	GENERAL MAINTENANCE	HIS	D BRAGG	CASE UPDATE	Another case was opened for this property Case # 201639959 regarding overgrown vegetation in the rear yard. That case has been closed and will be incorporated into this case. This is a vacant property that has significant fire damage rendering the home uninhabitable. The home is boarded up and secure. Will send letter to the owner requesting an inspection of the rear yard



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201636111

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
06-OCT-16	GENERAL MAINTENANCE	HIS	D BRAGG	APPOINTMENT LETTER SENT	since complaint alleges fire hazard.
27-OCT-16	GENERAL MAINTENANCE	HIS	D BRAGG	INSPECTION OF PREMISES MADE	
03-NOV-16	GENERAL MAINTENANCE	HIS	D BRAGG	CASE UPDATE	
18-JAN-17	GENERAL MAINTENANCE	HIS	D BRAGG	INSPECTION OF PREMISES MADE	Received call from the owner of this property. She stated that the scaffolding in her side yard that has been erected by the neighbor to repair their home won't be removed until November 15, 2016. therefore, she does not have access into her yard to clean the back yard. She cannot go through the home because it has been severely burned and its unsafe to go into the home which inspector Bragg has verified. No other access to the rear yard. The owner of this property will have the yard cleaned on the 19th, weather permitting, and we can inspect after. She will also take pictures of the cleanup. Site inspection, property still secured at the front entrance and the side yard access is secured from people using the side yard to get to the back yard. Bragg called the owner who stated that the back yard has been cleared of the weeds and debris. Owner doesn't want to permit access due to liability reasons, but will give us copies of rear yard after cleanup.
24-JAN-17	GENERAL MAINTENANCE	HIS	D BRAGG	CASE CLOSED	Vegetation removed by owner. Photos in HIS folder

COMPLAINT ACTION BY DIVISION

DIVISION DATE DESCRIPTION

ACTION COMMENT

NOV (HIS) NOV (BID)



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201639959

OWNER/AGENT: CONCEPCION KHALEQ REVOC TRUST
CONCEPCION KHALEQ REVOC TRU
KHALEQ CONCEPCION TRUSTEE
563 NATOMA ST
SAN FRANCISCO CA
94103

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

COMPLAINANT: Joe Iser

DATE FILED: 04-OCT-16

LOCATION: 121 GATES ST

BLOCK: 5651 LOT: 024

SITE:

RATING:

OCCUPANCY CODE R-3

RECEIVED BY: Bernedette Perez DIVISION: HIS

COMPLAINT SOURCE: 311 INTERNET REFERRAL

ASSIGNED TO DIVISION: HIS

COMPLAINANT'S PHONE 415-268-9450

DESCRIPTION: Tall grass in backyard is fire hazard due to drought.

INSTRUCTIONS: 311 SR# 6369206

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BRAGG	6296	11	

REFERRAL INFORMATION

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

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
04-OCT-16	CASE OPENED	HIS	D BRAGG	CASE RECEIVED	
04-OCT-16	GENERAL MAINTENANCE	HIS	D BRAGG	INSPECTION OF PREMISES MADE	Attempted inspection, vacant home burned from fire and boarded up, no access to rear yard. Called complainant and discussed case. There is an open case for the structural issue at this burned building see BID case. Since HIS has an open case for this site case# 201636111, the issue raised in this complaint will be incorporated into that complaint as well. See notes this date. This case closed.
06-OCT-16	GENERAL MAINTENANCE	HIS	D BRAGG	CASE CLOSED	

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
----------	------	-------------	----------------



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201639959

NOV (HIS)

NOV (BID)



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201767361

2

OWNER/AGENT: CONCEPCION KHALEQ REVOC TRUST
CONCEPCION KHALEQ REVOC TRU
KHALEQ CONCEPCION TRUSTEE
563 NATOMA ST
SAN FRANCISCO CA
94103

DATE FILED: 14-MAR-17
LOCATION: 121 GATES ST
BLOCK: 5651 LOT: 024
SITE:

RATING: OCCUPANCY CODE

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

RECEIVED BY: Bonnie Kim DIVISION: INS
COMPLAINT SOURCE: TELEPHONE

COMPLAINANT: anon

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE --

DESCRIPTION: Fire damage.

INSTRUCTIONS: 2nd complaint received on 4/10/2017 under 311 SR No. 7018005 - 121 Gates st --- Caller stated: "A house on the block at 121 gates st, that house had serious fire about 8-9 months ago, possibly august, house is now a public hazard, the owners have don't nothing to tear this property down, when the wind blow stuff is flying around its collecting garbage, there's a drop off that falls about 4 feet from the curb, its unfenced so someone can fall and hurt themselves, we get homeless people who go in the back and try to camp there."

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	LEI	6285	16	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
19-NOV-18	Giles Samarasinghe	BID	Incorrectly transferred to PID. Transferred to BID.
19-NOV-18	Catherine Byrd	PID	Per Giles
19-NOV-18	Catherine Byrd	BID	Per Giles
07-JUN-17	Sylvia Thai	CES	

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
14-MAR-17	CASE OPENED	BID	D SIMAS	CASE RECEIVED	
16-MAR-17	OTHER BLDG/HOUSING VICCES	D SIMAS		CASE CONTINUED	Reviewing engineer,s report. D Duffy.
20-MAR-17	OTHER BLDG/HOUSING VICCES	D SIMAS		CASE CONTINUED	iSSUED n.o.v.
20-MAR-17	OTHER BLDG/HOUSING VIC INS	D SIMAS		FIRST NOV SENT	1st NOV issued by D.Duffy; s.thai
21-MAR-17	OTHER BLDG/HOUSING VIC INS	D SIMAS		CASE UPDATE	1st NOV mailed; s.thai.
18-APR-17	OTHER BLDG/HOUSING VIC BID	D DUFFY		CASE CONTINUED	Instructed owner to construct fence for



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201767361

App For	COMPLAINT STATUS AND COMMENTS					
	DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
Al	06-JUN-17	OTHER BLDG/HOUSING VIC	BID	D DUFFY	CASE CONTINUED	security.
	06-JUN-17	OTHER BLDG/HOUSING VIC	BID	D DUFFY	FINAL WARNING LETTER SENT	
Ci	07-JUN-17	OTHER BLDG/HOUSING VIC	INS	D DUFFY	CASE UPDATE	Mailed NOV Final Warning letter; s.thai.
Di	07-JUN-17	GENERAL MAINTENANCE	BID	D DUFFY	REFERRED TO OTHER DIV	transfer to div CES
	12-JUN-17	CASE OPENED	CES	J HINCHION	CASE RECEIVED	Case received in CES - ts.
	20-JUN-17	FIRE DAMAGE	CES	T KEANE	REFER TO DIRECTOR'S HEARING	Ref.DH.8/15/17.tdk.
	28-JUN-17	FIRE DAMAGE	CES	T KEANE	DIRECTOR HEARING NOTICE POSTED	Post DH.8/15/17.tdk.
Ci	15-AUG-17	FIRE DAMAGE	CES	T KEANE	CASE CONTINUED	Cont.DH.9/19/17.tdk.
	01-SEP-17	FIRE DAMAGE	CES	T KEANE	CASE CONTINUED	Cont.DH.10/17/17.tdk.
Ci	17-OCT-17	FIRE DAMAGE	CES	T KEANE	CASE RETURNED	Returned to staff per H.O (D.L.) tdk.
Al	19-JAN-18	FIRE DAMAGE	CES	T KEANE	CASE UPDATE	Plans are in BLDG Div. tdk.
Di	19-NOV-18	GENERAL MAINTENANCE	BID	Y LEI	CASE UPDATE	File placed in P. O'Riordan's Office. gsamaras
Step #	19-NOV-18	GENERAL MAINTENANCE	CES	J HINCHION	REFERRED TO OTHER DIV	transfer to div PID
1	19-NOV-18	GENERAL MAINTENANCE	PID	S LYNCH	REFERRED TO OTHER DIV	transfer to div BID
2	30-NOV-18	DEMOL WORK NO PERMIT	BID	Y LEI	CASE ABATED	Unlawful Demo. See complaint #201886411 CM
3						
4						
5						
6						

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION	COMMENT
----------	------	-------------	--------	---------

NOV (HIS)	NOV (BID)
-----------	-----------

20-MAR-17



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

Date: 05/28/19 11:45:26

Permit details report

Application Number: 201709016710

Form Number: 3 **Application** TO COMPLY WITH NOV #201767361. REPAIR HOUSE FROM FIRE DAMAGE AS
Description: NEEDED.

Address: 5651/024/0 121 GATES ST



Cost: \$100,000

Occupancy
code: R-3

Building
Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
01-SEP-2017	TRIAGE	
01-SEP-2017	FILING	
01-SEP-2017	FILED	
21-MAY-2018	WITHDRAWN	

Contact Details:

Contractor Details

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CES	01-SEP-2017	01-SEP-2017			01-SEP-2017		
2	CPB	13-OCT-2017	13-OCT-2017			13-OCT-2017	CHAN AMARIS	11 PAGES.
3	CP-ZOC	13-OCT-2017	22-NOV-2017			22-NOV-2017	SUCRE RICHARD	Repair to fire-damaged residence. No exterior expansion.
4	BLDG	27-NOV-2017	14-FEB-2018	14-FEB-2018		15-FEB-2018	LEUNG STEPHAN	
5	MECH	15-FEB-2018	26-FEB-2018	27-FEB-2018		28-FEB-2018	LAU DANNY	2-27-18, Hold for recheck. Route to PPC.
6	DPW-BSM	27-FEB-2018	28-FEB-2018			28-FEB-2018	GONZAGA JANALE	02/28/18 APPROVED. No alteration or reconstruction of City Right-of-Way under this permit. -JG
7	SFPUC	01-MAR-2018	17-MAR-2018			17-MAR-2018	WONG KENDRICK	Capacity Charge not applicable. No change in meter size for fire damage T/L. Route to PPC 03/17/2018
8	PPC	18-MAY-2018	18-MAY-2018			18-MAY-2018	MAN ALICIA	5/18/18: to CPB-Anne Yu for withdrawal by applicant; am 3/19/18: To HOLD bin; HP 3/1/18: to PUC; EC. 2/27/18: to BSM; dc
9	CPB	18-MAY-2018	21-MAY-2018			21-MAY-2018	YU ANNE	05/21/18: Withdrawn per owner's request. Plans returned to architect. Paid withdrawal fee: \$106.08.ay



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

Date: 05/28/19 11:45:14

Permit details report



Application Number: 201805219623

Form Number: 8 **Application** TO COMPLY WITH NOV #201767361; REMOVAL OF (E) INTERIOR WALLS, POST, FIXTURES, AND FINISHES AND CONSTRUCTION OF (N) INTERIOR WALLS, DOORS, STAIR, FIXTURES AND FINISHES. EXTERIOR WORK INCLUDES (N) WINDOWS, DOOR AND DECK STAIR, AND REPAIR TO (E) FIRE DAMAGED ROOF, BALCONY AND WALL,

Address:

5651/024/0 121 GATES ST

Cost:

\$300,000

Occupancy
code:

R-3

Building
Use:

27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
21-MAY-2018	TRIAGE	
21-MAY-2018	FILING	
21-MAY-2018	FILED	
13-JUN-2018	APPROVED	
13-JUN-2018	ISSUED	
23-AUG-2018	REVOKED	Per Letter dated 8/23/18 by P. O'Riordan. gsamaras

Contact Details:

Contractor Details

License No. : 1002551

Name: ROBERT DOWLING

Company name: KANLER INC

Address: 3723 HAVEN AV MENLO PARK CA 94025-0000

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	INTAKE	21-MAY-2018	21-MAY-2018			21-MAY-2018	SAPHONIA COLLIN	
2	CP-ZOC	30-MAY-2018	30-MAY-2018			30-MAY-2018	BUFKA SUSAN	
3	PAD-STR	30-MAY-2018	30-MAY-2018			30-MAY-2018	LEUNG STEPHAN	OTC approved.
4	BLDG	30-MAY-2018	30-MAY-2018			30-MAY-2018	NG JOE	Approved OTC with notes. jn
5	MECH	30-MAY-2018	30-MAY-2018			30-MAY-2018	ORTEGA REYNALD	Approved, OTC
6	DPW-BSM	30-MAY-2018	30-MAY-2018			30-MAY-2018	DENNIS RASSENDY	Approve. No alteration or construction of City Right-of-Way under this permit and street space. - RD
7	SFPUC	30-MAY-2018	30-MAY-2018			30-MAY-2018	ARRIOLA LAURA	OTC - Capacity Charge not applicable. Not enough additional fixtures / GPM. Return to Applicant



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

Date: 05/28/19 11:45:14

Permit details report

201805219623

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								05/30/18
8	CES	18-MAY-2018	18-MAY-2018			18-MAY-2018	HINCHION JOHN	
9	CPB	13-JUN-2018	13-JUN-2018			13-JUN-2018	GREEN EMILIE	



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201886411

OWNER/AGENT: SHAHRAM ZOMORRODI TRUST
SHAHRAM ZOMORRODI TRUST
ZOMORRODI SHAHRAM TTEE
5636 STEVENS CREEK BLVD #37
CUPERTINO CA
95014

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

COMPLAINANT: Field Observation

DATE FILED: 20-AUG-18

LOCATION: 121 GATES ST

BLOCK: 5651 LOT: 024

SITE:

RATING:

OCCUPANCY CODE

RECEIVED BY: Bonnie Kim DIVISION: BID

COMPLAINT SOURCE: TELEPHONE

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE --

DESCRIPTION: Illegal demolition, exceeding scope of work on PA #201805219623.
INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	LEI	6285	16	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
19-NOV-18	Catherine Byrd	BID	Per Giles
28-AUG-18	Olive Huang	CES	per A. Lei

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
20-AUG-18	CASE OPENED	BID	Y LEI	CASE RECEIVED	
20-AUG-18	DEMOL WORK NO PERMIT	BID	Y LEI	FIRST NOV SENT	NOV for unlawful demo of entire building. Stop all work. AL
21-AUG-18	OTHER BLDG/HOUSING VIC	BID	Y LEI	CASE UPDATE	1st NOV mailed. slw
27-AUG-18	OTHER BLDG/HOUSING VIC	BID	Y LEI	FINAL WARNING LETTER SENT	Final Warning Letter issued; AL/oh
28-AUG-18	OTHER BLDG/HOUSING VIC	INS	Y LEI	CASE UPDATE	Final Warning Letter mailed; oh
28-AUG-18	OTHER BLDG/HOUSING VIC	INS	Y LEI	CASE UPDATE	Transferred to CES; oh
28-AUG-18	GENERAL MAINTENANCE	BID	Y LEI	REFERRED TO OTHER DIV	tranfer to div CES
29-AUG-18	GENERAL MAINTENANCE	CES	J HINCHION	CASE RECEIVED	Rcvd in CES
19-NOV-18	GENERAL MAINTENANCE	BID	Y LEI	CASE UPDATE	File placed in P. O'Riordan's Office.



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201886411

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
------	------	----------	-----------	--------	---------

19-NOV-18	GENERAL MAINTENANCE	CES	J HINCHION	REFERRED TO OTHER DIV	gsamaras transfer to div BID
-----------	---------------------	-----	------------	-----------------------	---------------------------------

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
----------	------	-------------	----------------

<u>NOV (HIS)</u>	<u>NOV (BID)</u>
	20-AUG-18



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201888211

OWNER/AGENT: SHAHRAM ZOMORRODI TRUST
SHAHRAM ZOMORRODI TRUST
ZOMORRODI SHAHRAM TTEE
5636 STEVENS CREEK BLVD #37
CUPERTINO CA
95014

DATE FILED: 24-AUG-18

LOCATION: 121 GATES ST

BLOCK: 5651 LOT: 024

SITE:

RATING:

OCCUPANCY CODE

OWNER'S PHONE --

CONTACT NAME

CONTACT PHONE --

RECEIVED BY: Olive Huang DIVISION: INS

COMPLAINT SOURCE: OTHER SOURCE

COMPLAINANT: Senior Building Inspector

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE --

DESCRIPTION: Building permit 201805219623 is revoked.

INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
----------	-----------	----	----------	----------

BID	LEI	6285	16	
-----	-----	------	----	--

REFERRAL INFORMATION

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

09-NOV-18	Catherine Byrd	BID	Per M.H.
28-AUG-18	Olive Huang	CES	per A. Lei

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
24-AUG-18	CASE OPENED	BID	Y LEI	CASE RECEIVED	
24-AUG-18	OTHER BLDG/HOUSING VICINS	Y LEI		FIRST NOV SENT	NOV issued; mh/oh
24-AUG-18	OTHER BLDG/HOUSING VICINS	Y LEI		CASE UPDATE	NOV mailed; oh
28-AUG-18	OTHER BLDG/HOUSING VICINS	Y LEI		CASE UPDATE	Final Warning Letter mailed; oh
28-AUG-18	OTHER BLDG/HOUSING VICINS	Y LEI		CASE UPDATE	Transferred to CES; oh
28-AUG-18	CASE OPENED	BID	Y LEI	FINAL WARNING LETTER SENT	Final Warning Letter issued; AL/oh
28-AUG-18	GENERAL MAINTENANCE	BID	Y LEI	REFERRED TO OTHER DIV	transfer to div CES
29-AUG-18	GENERAL MAINTENANCE	CES	J HINCHION	CASE RECEIVED	Rcvd in CES
09-NOV-18	OTHER BLDG/HOUSING VIC	BID	Y LEI	CASE UPDATE	File placed in P. O'Riordan's office. gsamaras



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201888211

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
09-NOV-18	GENERAL MAINTENANCE	CES	J HINCHION	REFERRED TO OTHER DIV	transfer to div BID
30-NOV-18	OTHER BLDG/HOUSING VIC BID	Y LEI		CASE ABATED	Unlawful demo. See complaint #201886411. CM

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
----------	------	-------------	----------------

<u>NOV (HIS)</u>	<u>NOV (BID)</u>
	24-AUG-18



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

Date: 05/28/19 11:44:59

Permit details report

Application Number: 201810304478

Form Number: 8 **Application** COMPLY W/ N.O.V'S 201886411, 201888211 AND 201767361. LEGALIZATION OF
Description: UNLAWFUL RESIDENTIAL DEMO AND REPLACEMENT OF PREVIOUS (E) 2-STORY
SINGLE FAM RES W/ (N) 2-STORY SINGLE FAM RES OF SAME ENVELOPE &
Address: CHARACTERISTICS. STAIRS RELATED CONSTRUCTION AS WELL

5651/024/0 121 GATES ST

Cost:

\$320,000

Occupancy
code: R-3

Building
Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
30-OCT-2018	TRIAGE	
30-OCT-2018	FILING	
30-OCT-2018	FILED	

Contact Details:

Contractor Details

License No. : 1002551

Name: ROBERT DOWLING

Company name: KANLER INC

Address: 3723 HAVEN AV MENLO PARK CA 94025-0000

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CES							
2	INTAKE	30-OCT-2018	30-OCT-2018			30-OCT-2018	ROBINSON CHARL	
3	CP-ZOC							
4	BLDG							
5	MECH							
6	SFPUC							
7	CPB							



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

Date: 05/28/19 11:44:28

Permit details report

Application Number: 201811286928

Form Number: 6 Application DEMOLISH 2-STORY SINGLE FAMILY RESIDENCE
Description:



Address: 5651/024/0 121 GATES ST

Cost: \$2,700

Occupancy
code: R-3

Building
Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
28-NOV-2018	TRIAGE	
28-NOV-2018	FILING	
28-NOV-2018	FILED	

Contact Details:

Contractor Details

License No. : 1002551
Name: ROBERT DOWLING
Company name: KANLER INC
Address: 3723 HAVEN AV MENLO PARK CA 94025-0000

Phone:

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	BID-INSP	21-DEC-2018	21-DEC-2018			21-DEC-2018	O'RIORDAN PATRIC	
2	CPB	04-JAN-2019	04-JAN-2019			04-JAN-2019	TORRES SHIRLEY	12/21/18: VERIFIED (2) SETS MAILING LABELS, MAILING LIST, AFFIDAVIT & RADIUS MAP.
3	CP-ZOC	04-JAN-2019	17-JAN-2019	17-JAN-2019			SUCRE RICHARD	01/17/19: ON-HOLD - CUA Required per Planning Code Section 317
4	BLDG							
5	DPW-BSM							
6	PPC						USER GSA	1/4/19: To DCP; HP
7	CPB							



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

Date: 05/28/19 11:44:42

Permit details report

Application Number: 201811286925

Form Number: 2 Application ERECT (N) 2-STORY SINGLE FAMILY RESIDENCE
Description:

Address: 5651/024/0 121 GATES ST



Cost: \$191,000

Occupancy
code: R-3

Building
Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
28-NOV-2018	TRIAGE	
28-NOV-2018	FILING	
28-NOV-2018	FILED	

Contact Details:

Contractor Details

License No. : 1002551
Name: ROBERT DOWLING
Company name: KANLER INC
Address: 3723 HAVEN AV MENLO PARK CA 94025-0000

Phone:

Addenda Details:

Description: SITE

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
0	BID-INSP	21-DEC-2018	21-DEC-2018			21-DEC-2018	O'RIORDAN PATRIC	
1	CPB	04-JAN-2019	04-JAN-2019			04-JAN-2019	TORRES SHIRLEY	
3	CP-ZOC	04-JAN-2019	17-JAN-2019	17-JAN-2019			SUCRE RICHARD	01/17/19: ON-HOLD - CUA Required per Planning Code Section 317
4	BLDG							
5	SFFD							
6	DPW-BSM							
7	SFPUC						CHAN EDDIE MAN	1/4/19: to DCP;EC.
8	PPC							
9	CPB							



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201929231

OWNER/AGENT: SHAHRAM ZOMORRODI TRUST
SHAHRAM ZOMORRODI TRUST
ZOMORRODI SHAHRAM TTEE
5636 STEVENS CREEK BLVD #37
CUPERTINO CA
95014

OWNER'S PHONE --

CONTACT NAME

CONTACT PHONE --

COMPLAINANT: referred by 311

DATE FILED: 15-FEB-19

LOCATION: 121 GATES ST

BLOCK: 5651 LOT: 024

SITE:

RATING:

OCCUPANCY CODE

RECEIVED BY: Bonnie Kim DIVISION: BID

COMPLAINT SOURCE: 311 INTERNET REFERRAL

ASSIGNED TO DIVISION: EID

COMPLAINANT'S PHONE --

DESCRIPTION: 121 Gates St, between Powhattan Ave and Eugenia Ave --- The wooden fence of this empty (blight) lot has made a 4ft drop onto the electric box that is hanging on wall outside the house. Please check ASAP. Thank you (311 SR 10488809)

INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
EID	MASCK	6308	14	

REFFERAL INFORMATION

DATE	REFERRED BY	TO	COMMENT

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
15-FEB-19	CASE OPENED	EID	E MASCK	CASE RECEIVED	
19-FEB-19	CASE OPENED	EID	E MASCK	CASE CLOSED	Visited site. Confirmed that conductors inside utility service tap box are not energized.

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT

NOV (HIS) NOV (BID)



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201929551

OWNER/AGENT: SHAHRAM ZOMORRODI TRUST
SHAHRAM ZOMORRODI TRUST
ZOMORRODI SHAHRAM TTEE
5636 STEVENS CREEK BLVD #37
CUPERTINO CA
95014

OWNER'S PHONE --

CONTACT NAME

CONTACT PHONE --

COMPLAINANT: anon

DATE FILED: 15-FEB-19

LOCATION: 121 GATES ST

BLOCK: 5651 LOT: 024

SITE:

RATING: OCCUPANCY CODE

RECEIVED BY: Bonnie Kim DIVISION: BID

COMPLAINT SOURCE: TELEPHONE

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE --

DESCRIPTION: Debris left over from the demolition that was done about 4-5 months ago in the empty lot. Fence blew over and is open and dangerous. It is an eyesore.

INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	KEANE	6288		

REFERRAL INFORMATION

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

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
15-FEB-19	CASE OPENED	BID	Y LEI	CASE RECEIVED	
19-FEB-19	OTHER BLDG/HOUSING VIC	BID	T KEANE	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; slw
19-FEB-19	OTHER BLDG/HOUSING VIC	BID	T KEANE	FIRST NOV SENT	Issued and posted 1st NOV. tdk.
22-FEB-19	OTHER BLDG/HOUSING VIC	INS	T KEANE	CASE UPDATE	1st NOV mailed per D. Keane /tt
01-MAR-19	OTHER BLDG/HOUSING VIC	BID	T KEANE	ADDENDUM TO NOV	Issued and posted amended NOV . tdk.
04-MAR-19	OTHER BLDG/HOUSING VIC	INS	T KEANE	CASE UPDATE	Amended NOV mailed; oh
14-MAR-19	OTHER BLDG/HOUSING VIC	BID	T KEANE	CASE ABATED	Owner completed corrective action. Case abated. tdk.; Photos located in J:\BID\NOV_Abated with Docs\2019; slw

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
----------	------	-------------	----------------



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201929551

NOV (HIS) NOV (BID)

01-MAR-19

19-FEB-19



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201887401

OWNER/AGENT: SHAHRAM ZOMORRODI TRUST
SHAHRAM ZOMORRODI TRUST
ZOMORRODI SHAHRAM TTEE
5636 STEVENS CREEK BLVD #37
CUPERTINO CA
95014

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

COMPLAINANT: anonymous

DATE FILED: 22-AUG-18

LOCATION: 121 GATES ST

BLOCK: 5651 LOT: 024

SITE:

RATING: OCCUPANCY CODE

RECEIVED BY: GSA USER DIVISION: INS

COMPLAINT SOURCE: TELEPHONE

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE --

DESCRIPTION: Approved plans for the excavation work here do not address the underground stream that runs through this property. Neighbors are concerned that the lack of trench system will flood neighboring properties.

INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	LEI	6285	16	

REFERRAL INFORMATION

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

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
22-AUG-18	CASE OPENED	BID	Y LEI	CASE RECEIVED	
23-AUG-18	OTHER BLDG/HOUSING VIC	BID	Y LEI	CASE UPDATE	case reviewed, to be investigated by district inspector. mh/slw
23-AUG-18	OTHER BLDG/HOUSING VIC	BID	Y LEI	CASE CLOSED	site visited there is no evidence of water. No evidence of water filtration at this point. mh

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
----------	------	-------------	----------------

NOV (HIS) NOV (BID)



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201877532

OWNER/AGENT: SHAHRAM ZOMORRODI TRUST
SHAHRAM ZOMORRODI TRUST
ZOMORRODI SHAHRAM TTEE
5636 STEVENS CREEK BLVD #37
CUPERTINO CA
95014

OWNER'S PHONE --

CONTACT NAME

CONTACT PHONE --

COMPLAINANT: Ryan Peyton
3658 Folsom Street
San Francisco

94110

COMPLAINANT'S PHONE 415-830-6743

DESCRIPTION: Hammer and impact driver being used before 7am. (311 SR #9218140)
INSTRUCTIONS:

DATE FILED: 13-JUL-18

LOCATION: 121 GATES ST

BLOCK: 5651 LOT: 024

SITE:

RATING: OCCUPANCY CODE

RECEIVED BY: Bonnie Kim DIVISION: INS

COMPLAINT SOURCE: 311 INTERNET REFERRAL

ASSIGNED TO DIVISION: BID

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
----------	-----------	----	----------	----------

BID	LEI	6285	16	
-----	-----	------	----	--

REFERRAL INFORMATION

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

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
------	------	----------	-----------	--------	---------

13-JUL-18	CASE OPENED	BID	Y LEI	CASE RECEIVED	
-----------	-------------	-----	-------	---------------	--

13-JUL-18	OTHER BLDG/HOUSING VICINS	Y LEI	CASE ABATED	case reviewed, to be assigned to district inspector. bk for mh
-----------	---------------------------	-------	-------------	--

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION COMMENT
----------	------	-------------	----------------

NOV (HIS) NOV (BID)

1-BASIC		National Fire Incident Reporting System INCIDENT REPORT SAN FRANCISCO FIRE DEPARTMENT			INCIDENT NUMBER	EXP NO	VERSION	STATION	FD BOX	DISTRICT
FDID	STATE				16074932	0	V00	32	5717	District 06
38005	CA									
INCIDENT DATE	ALARM TIME	ARRIVAL TIME	CLEAR TIME	FIRST UNIT	INCIDENT COMMANDER		MUTUAL AID	MULTI-AGENCY INC. NO		
07/08/2016	07/08/16 05:05	07/08/16 05:10	07/08/16 09:56		Horta Michael A		N None			
LOCATION TYPE		INCIDENT ADDRESS / LOCATION				APARTMENT	ZIP CODE	ALARMS		
1 Street address		121 GATES STREET					94110	1		
INCIDENT TYPE		ACTIONS TAKEN								
111 Building fire		11 Extinguishment by fire service person				86 Investigate				
RESOURCES			ESTIMATED LOSSES AND VALUES			CASUALTIES				
	APPARATUS	PERSONNEL	LOSSES	PROPERTY	300,000		DEATHS	INJURIES		
SUPPRESSION	15	55		CONTENTS	100,000	FIRE SERVICE	0	0		
EMS	3	5	VALUE	PROPERTY		CIVILIAN	0	0		
OTHER	2	3		CONTENTS						
MIXED USE PROPERTY		PROPERTY USE			DETECTOR		HAZARDOUS MATERIALS RELEASE			
		419 1 or 2 family dwelling								
2-FIRE										
PROPERTY DETAILS				ON-SITE MATERIALS			STORAGE USE			
# RESIDENTIAL UNITS	1	NOT RESIDENTIAL?	NO							
# BUILDING INVOLVE		NO BLD INVOLVED?	NO							
# ACRES BURNED		LESS THAN ONE?	NO							
AREA OF ORIGIN		HEAT SOURCE		ITEM FIRST IGNITED			TYPE OF MATERIAL FIRST IGNITED			
20 Function areas, other		00 Heat source: other		16 Interior ceiling covering or finish			UU Undetermined			
CAUSE OF IGNITION		FACTORS CONTRIBUTING IGNITION			HUMAN FACTORS FOR IGNITION					
2 Unintentional		52 Accidentally turned on, not turned off			N None					
AGE	IF EQUIPMENT	TYPE	MAKE	MODEL	SERIAL NO	YEAR	EQUIPMENT POWER			
SEX	INVOLVED IN IGNITION									
FIRE SUPPRESSION FACTORS		EQUIPMENT PORTABILITY		MOBILE PROPERTY TYPE			MOBILE PROPERTY MAKE			
		MOBILE PROPERTY INVOLVED		MODEL	YEAR	LICENSE PLATE NO	STATE	VIN		
3-STRUCTURE FIRE										
STRUCTURE TYPE	BUILDING STATUS	STORIES ABOVE	STORIES BELOW	TOTAL SQ FT	LENGTH	WIDTH	ORIGIN	BELOW GRAD		
1 Enclosed building	2 In normal use	1	1		30	60	1	NO		
FIRE DAMAGE	STORIES DAMAGED BY FLAME			NO SPREAD?	CONTRIB ITEM		CONTRIB TYPE			
5 Beyond building of origin	MINOR	SIGNIF.	HEAVY	EXTR.	NO					
DETECTOR PRESENCE	TYPE	POWER SUPPLY	OPERATION	EFFECTIVENESS			FAILURE REASON			
U Undetermined										
AES PRESENCE	AES TYPE	AES OPERATION		AES FAILURE			#SPRINK. HEADS			
N None Present										
1S - NARRATIVE										
Horta Michael A							02/07/17 00:00			
Horta, Michael A Feb 7 2017 2:13PM:STRUCTURE FIRE, WITH 2 EXPOSURES 119 GATES AND 123 GATES ST. SFPD 160-551-220										

Disclaimer: Entries contained in this report are intended for the sole use of the State Fire Marshal. Estimations and evaluations made herein represent "most likely" and "most probable" cause and effect. Any representation as to the validity or accuracy of reported conditions outside the State Fire Marshal's office is neither intended nor implied.

Member Making Report: Horta Michael A

Co.: AR1 Date Printed: 05/30/2019 Incident No: 16074932 Exp:n Version: V00