

Received at CPC Hearing 1/9/20
J. Horn

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Masood Samereie, President

January 9, 2020

San Francisco Planning Commission

Meeting on January 9, 2020

Re: STERLING BANK and TRUST, 2100 Market Conditional Use Application

MY NAME IS: JOSEPH TITI

I HAVE BEEN ASKED TO PRESENT THE FOLLOWING STATEMENT ON BEHALF OF
MR. MASOOD SAMEREIE - PRESIDENT, CASTRO MERCHANTS.

- BROKER/OWNER, ARIA PROPERTIES

STERLING BANK HAS BEEN PART OF OUR COMMUNITY FOR MANY YEARS.
STERLING BANK HAS ALWAYS PROVIDED OUTSTANDING FINANCIAL SERVICES TO
MANY PEOPLE IN OUR COMMUNITY. STERLING BANK AND STEVE ADAMS HAVE
DEMONSTRATED THEIR SUPPORT OF THE COMMUNITY TIME AND TIME AGAIN IN
MANY WAYS.

I AM IN FULL SUPPORT OF THEIR PERMIT REQUEST FOR RELOCATION TO 2100
MARKET STREET. I STRONGLY FEEL THAT A DENIAL OF THEIR PERMIT WOULD BE
A GROSS INJUSTICE TO STERLING BANK AND TO OUR COMMUNITY.

Masood Samereie

Masood Samereie, CASTRO MERCHANTS President

H. Foster

**January 9, 2020, San Francisco Planning Commission Testimony, Items 13a – 13f,
542-550 Howard Street (Transbay Parcel F) Mixed-Use Project**

Thank you Commissioners. My name is Jim Chappell and I am here representing the San Francisco Bay Area Planning and Urban Research Association, SPUR.

I have been personally involved with the planning of the Transbay District, and thus this site, since early 1995 when the location for the new Terminal was selected. This includes extensive consultation, in my role as then-executive director of SPUR, on various planning studies to develop the Transbay neighborhood plan, on setting up the design competition for selection of the terminal and tower developer, and later as consultant setting up the Community Benefit District to help maintain the public realm.

I urge you to take the necessary steps today to approve the Parcel F project as proposed, including the General Plan Amendment, Planning Code and Zoning Map Amendments, Adoption of the Section 295 Findings, Downtown Project Authorization, Prop M Office Development Allocation, and CU Authorization.

Parcel F is a key final component in build-out of the Transit Center District. SPUR is strong supporter of this Plan to focus regional growth in downtown San Francisco, sculpt the downtown skyline, invest in the transportation infrastructure, streets and public realm, and protect historic resources downtown.

This location is the right place for growth due to its proximity to regional transit and the center of regional employment. People who work in downtown San Francisco are the most frequent users of transit. It is an environmental imperative that we focus growth in such places.

With limited sites in downtown, Parcel F has long been targeted by the Transit Center District Plan for very dense development to take full advantage of the nature of this area.

Parcel F will provide not only 165 residential units, 275,000 square feet of office, a 189-room hotel, ground floor retail, and both indoor and outdoor privately owned public open space, but in addition will also fund the construction of 337 new affordable apartments nearby. The ground floor is designed to be oriented towards pedestrians, with lobbies and retail along both Howard and Natoma facing the Transit Center.

The design of the proposed building gracefully solves the requirements of a complicated site and building program. It will be a positive contribution to the streetscape and the skyline of the city.

I urge you to affirmatively vote today on the six actions to approve the development of Parcel F as a long planned part of the Transit Center District Plan, a plan that is key for the city and the region. Thank you.

Received at CPC Hearing 1/9/20
H. Foster



Chinatown Community
Development Center
華協中心

華埠公園康樂會

Committee for Better Parks and Recreation in Chinatown

brightline
D E F E N S E



Motivating Youth to Succeed
啟導青年 邁步向前

January 8, 2020

President Myrna Melgar
San Francisco Planning Commission
City Hall
1 Dr. Carlton Goodlet Place
San Francisco, CA 94102

Re: 542-550 Howard Street ("Transbay Parcel F") Mixed-Use District Project, Item
13.a. through 13.f.

Dear President Melgar,

Community Youth Center, Chinatown Community Development Center on behalf of SRO Families United, Committee for Better Parks and Recreation in Chinatown, and Brightline Defense Project (the "CBOs") now support the project proposed by F4 Transbay Partners LLC ("Project Sponsor") in connection with the Transbay Parcel F and Block 4.

After working extensively with the Project Sponsor regarding Parcel F and Block 4, the Project Sponsor increased housing opportunities for SRO families. Project Sponsor has also worked extensively with the CBOs in supporting the missions and programs of the CBOs.

On behalf of the CBOs, we encourage you to approve Transbay Parcel F.

Very Truly Yours,

Eddie H. Ahn

For Community Youth Center
Chinatown Community Development Center
SRO Families United Collaborative
Committee for Better Parks and Recreation in Chinatown
Brightline Defense Project

cc: Vice President and Commissioner Joel Koppel
Commissioner Sue Diamond
Commissioner Frank Fung
Commissioner Milicent Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards

Director John Rahim
San Francisco Planning Department

Supervisor Aaron Peskin

Supervisor Matt Haney

CJ Higley
Farella Braun + Martell LLP

Cameron Falconer
Daniel Esdorn
F4 Transbay Partners LLC

EXHIBIT A

AUTHORIZATION

This authorization is for a **Downtown Project Authorization and Request for Exceptions** relating to a Project that would allow for the construction of an approximately 750-foot tall (800 feet inclusive of rooftop mechanical features) 61-story, mixed-use tower with a total of approximately 957,000 gross square feet, including 165 dwelling units, 189 hotel rooms, 275,674 square feet of office use located at 542-550 Howard Street (Transbay Parcel F), within Assessor's Block 3721, Lots 016, 135, 136, and 138, pursuant to Planning Code Sections 309, 132.1, 134, 140, 148, 152.1, 161, 248, 260, 270 and 272 within the C-3-O(SD) Downtown-Office (Special Development) Zoning District and 750-S-2 and 450-S Height and Bulk Districts, in general conformance with plans, dated **December 20, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2016-013312DNX** and subject to conditions of approval reviewed and approved by the Commission on **January 9, 2020** 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 **January 9, 2020** 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 date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. 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 the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.
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

6. **Additional Project Authorization.** The Project Sponsor must also obtain Conditional Use Authorization Office to establish a hotel use, pursuant to Section 303; an office allocation, pursuant to Section 321; adoption of shadow findings, pursuant to Section 295; Planning Code Text and Map Amendments to amend San Francisco Zoning Maps ZN-01 and HT-01 for height and bulk classification and zoning designation, and uncodified legislative amendments for the residential footprint requirement per Section 248(d)(2), and authorization of off-site inclusionary affordable dwelling units per Section 249.28(b)(6)(B)(C); General Plan Amendment to amend Maps 1 and 5 of the Downtown Plan and Figure 1 of the Transit Center District Plan; and Variances for Parking and Loading Entrance Width per Section 145, Active Street Frontages per Section 145.1, and Vehicular Ingress and Egress on Natoma Street per Section 155; and location of Bicycle Parking per Section 155, and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

7. **Mitigation Measures.** Mitigation and Improvement measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

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

8. **Transferable Development Rights.** Pursuant to Section 128, the Project Sponsor shall purchase the required number of units of Transferrable Development Rights (TDR) and secure a Notice of Use of TDR prior to the issuance of a site permit for all development which exceeds the base FAR of 6.0 to 1, up to an FAR of 9.0 to 1. The net addition of gross floor area subject to this requirement shall be determined based on drawings submitted with the Building Permit Application.

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

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

9. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:

- A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.

- B. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
- C. **Design Considerations.**
- i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE's operations and noise during all hours of the day and night.
- D. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
- E. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

DESIGN – COMPLIANCE AT PLAN STAGE

10. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
11. **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

12. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*
13. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*
14. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*
15. **Open Space Provision - C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall continue to work with Planning Department staff to refine the design and programming of the public open space so that the open space generally meets the standards of the Downtown Open Space Guidelines in the Downtown Plan of the General Plan. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*
16. **Food Service in Open Spaces - C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall make food service available during the hours that the open space is accessible to the public. In the event that the Project Sponsor is unable to lease a retail space to a food service, food service shall be provided by a kiosk, or a cart or similar portable device at the rooftop open space. *[Planner should insert project specific language....]* *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*
17. **Open Space Plaques - C-3 Districts.** Pursuant to Planning Code Section 138, the Project Sponsor shall install the required public open space plaques at each building entrance including the

standard City logo identifying it; the hours open to the public and contact information for building management. The plaques shall be plainly visible from the public sidewalks on XXXXXX Street and shall indicate that the open space is accessible to the public via the elevators in the lobby. Design of the plaques shall utilize the standard templates provided by the Planning Department, as available, and shall be approved by the Department staff prior to installation.

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

18. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

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

19. **Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: within sidewalk along the Howard Street frontage. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

20. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

21. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

22. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to

implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

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

23. **Salesforce Park/Salesforce Transit Center Connections.** The Project Sponsor must provide to the Planning Department a letter from the Executive Director of the TJPA indicating Final approval of the design and operation of both the bridge and the inclined elevator connecting the Project to City Park. Such letter shall be provided prior to approval by the Planning Department of the first site permit.

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

PARKING AND TRAFFIC

24. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, 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 to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 415-558-6377, www.sf-planning.org.

25. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

26. **Car Share.** Pursuant to Planning Code Section 166, no fewer than **three (3)** car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

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

27. **Bicycle Parking** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than **216** bicycle parking spaces (**117** Class 1 and **8** Class 2 spaces for the residential portion of the Project, and **61** Class 1 and **26** Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

28. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than **4** showers and **24** clothes lockers.

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

29. **Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than **183** off-street parking spaces.

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

30. **Off-Street Loading.** Pursuant to Planning Code Section 152, the Project will provide **4** off-street loading spaces.

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

31. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

PROVISIONS

32. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

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

33. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

34. **Transportation Brokerage Services - C-3, EN, and SOMA.** Pursuant to Planning Code Section 163, the Project Sponsor shall provide on-site transportation brokerage services for the actual lifetime of the project. Prior to the issuance of any certificate of occupancy, the Project Sponsor shall execute an agreement with the Planning Department documenting the project's transportation management program, subject to the approval of the Planning Director.

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

35. **Employment Brokerage Services - C-3 District.** Pursuant to Planning Code Section 164, the Project Sponsor shall provide employment brokerage services for the actual lifetime of the project. Prior to the issuance of any certificate of occupancy, the Project Sponsor shall execute an agreement with the Planning Department documenting the project's local employment program, subject to the approval of the Planning Director.

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

36. **Child Care Brokerage Services - C-3 District.** Pursuant to Planning Code Section 165, the Project Sponsor shall provide on-site child-care brokerage services for the actual lifetime of the project. Prior to the issuance of any certificate of occupancy, the Project Sponsor shall execute an agreement with the Planning Department documenting the project's child-care program, subject to the approval of the Planning Director.

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

37. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
38. **Downtown Park Fee - C-3 District.** The Project is subject to the Downtown Park Fee, as applicable, pursuant to Planning Code Section 412.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
39. **Jobs-Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
40. **Child-Care Requirements for Office and Hotel Development.** In lieu of providing an on-site child-care facility, the Project has elected to meet this requirement by providing an in-lieu fee, as applicable, pursuant to Planning Code Section 414.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
41. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
42. **Inclusionary Affordable Housing Program.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.
 - A. **Number of Required Units.** Pursuant to Planning Code Section 415.7, the Project is currently required to provide 33% of the proposed dwelling units as affordable to qualifying households. The Project contains 165 units; therefore, 54 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing a minimum 54 affordable units off-site within the Transbay Redevelopment Project Area as stipulated in Planning Code Text and Map Amendment Ordinance (Board File No. 191259). If the number of market-rate units changes, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- B. **Unit Mix.** The Project contains, 21 one-bedroom, 92 two-bedroom, and 52 three-bedroom units; therefore, the required affordable unit mix is 7 one-bedroom, 30 two-bedroom, and 17 three-bedroom units, or the unit mix that may be required if the inclusionary housing requirements change as discussed above. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOH.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

- C. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 33% of the proposed dwelling units as affordable to qualifying households. At least 18% must be affordable to low-income households, at least 8% must be affordable to moderate income households, and at least 7% must be affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 110% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. For any affordable units with rental rates set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- D. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. XXXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- E. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than thirty three percent (33%), or the applicable percentage as discussed above, of each phase's total number of dwelling units as off-site BMR units.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.
- F. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Sections 415.7 must remain affordable to qualifying households for the life of the project.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.
- i. **Total Square Footage Requirement.** The total square footage of the off-site affordable units constructed shall be no less than the calculation of the total square footage of the on-site market-rate units in the principal project multiplied by the relevant on-site percentage requirement.
 - ii. **Interior Features.** The interior features in affordable units should generally be the same as those of the market rate units in the principal project but need not be the same make, model, or type of such item as long as they are of new and good quality and are consistent with then-current standards for new housing and so long as they are consistent with the "Quality Standards for Off-Site Affordable Housing Units" found in the Procedures Manual.
- G. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at MOH at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:
<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.
- As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.
- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The

affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the principal project market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the principal project market rate units, (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for off-site units are outlined under "Quality Standards for Off-site BMR Units" as outlined in the Procedures Manual.

- ii. If the off-site units in the building are offered for rent, the affordable unit(s) shall be rented to low income households, as defined in the Planning Code and the Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing of any unit in the building.
- iv. Required parking spaces shall be made available to initial renters of affordable units according to the Procedures Manual.
- v. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the MOHCD or its successor.
- vi. The Project Sponsor has demonstrated that it is eligible for the Off-site Affordable Housing Alternative under Planning Code Section 415.5 and 415.7 instead of payment of the Affordable Housing Fee, and has submitted an *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415*, to the Planning Department stating that any affordable units designated as off-site units shall be rental units and will remain as rental units for the life of the Project.

- vii. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies by law.
 - viii. ~~If the Project becomes ineligible at any time for the Off-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit and penalties, if applicable.~~ If the Project is unable to comply with the Inclusionary Affordable Housing Requirement through the Off-site Affordable Housing Alternative, the Project Sponsor or its successor shall comply with the On-site Affordable Housing Alternative, as required under Planning Code Section 249.28(b)(6) prior to issuance of the first construction permit and penalties.
43. **Transit Center District Open Space Fee.** Pursuant to Section 424.6, the Project Sponsor shall pay a fee of to be deposited in the Transit Center District Open Space Fund.
For information about compliance, contact the Planning Department at 415-558-6378, www.sf-planning.org
44. **Transit Center District Transportation and Street Improvement Fee.** Pursuant to Section 424.7, the Project Sponsor shall pay a fee which will be deposited in the Transit Center District Transportation and Street Improvement Fund.
For information about compliance, contact the Planning Department at 415-558-6378, www.sf-planning.org
45. **Transit Center District Mello Roos Community Facilities District Program.** Pursuant to Section 424.8, the Project Sponsor is required to participate in a Transit Center District Mello Roos Community Facilities District (CFD) and to include the Project Site in the CFD prior to issuance of the First Temporary Certificate of Occupancy for the Project.
For information about compliance, contact the Planning Department at 415-558-6378, www.sf-planning.org
46. **Art.** The Project is subject to the Public Art Fee, as applicable, pursuant to Planning Code Section 429.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
47. **Art Plaques.** Pursuant to Planning Code Section 429(b), the Project Sponsor shall provide a plaque or cornerstone identifying the architect, the artwork creator and the Project completion date in a publicly conspicuous location on the Project Site. The design and content of the plaque shall be approved by Department staff prior to its installation.

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

48. **Art.** Pursuant to Planning Code Section 429, the Project Sponsor and the Project artist shall consult with the Planning Department during design development regarding the height, size, and final type of the art. The final art concept shall be submitted for review for consistency with this Motion by, and shall be satisfactory to, the Director of the Planning Department in consultation with the Commission. The Project Sponsor and the Director shall report to the Commission on the progress of the development and design of the art concept prior to the submittal of the first building or site permit application

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

MONITORING - AFTER ENTITLEMENT

49. **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

50. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

51. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

52. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section 102, shall be subject to the following conditions:

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www.sf-police.org.

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

53. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

54. **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

55. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

56. **Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

57. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents.

Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

N. Foster

FILE NO.

ORDINANCE NO.

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[General Plan Amendments - 542-550 Howard Street/Transbay Parcel F Project]

Ordinance amending the General Plan by revising the height and bulk designations for portions of the 542-550 Howard Street project site, Assessor's Parcel Block No. 3721, Lots 016, 135, 136, and 138, also known as Transbay Parcel F, and revising the use designations and height and bulk designations of the Downtown Area Plan for this site; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in single-underline italics Times New Roman font.
Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings and Environmental Findings.

(a) The 542-550 Howard Street project, also known as Transbay Parcel F (Assessor's Parcel Block No. 3721, Lots 016, 135, 136, and 138), referred to herein as the ("Project"), is planned for an approximately 0.74 acre site extending from the north side of Howard Street extending to the south side of Natoma Street in the block between First and Second Streets in the Transit Center District Plan Area. The Project site includes an underground train box to accommodate future rail service to the Transbay Transit Center.

///

01/21
2/27/12

1 (b) The Project would construct a new 61-story, mixed-use high-rise tower with
2 approximately 240,000 gross square feet (gsf) of hotel uses (189 tourist guest rooms);
3 approximately 434,000 gsf of residential uses (165 dwelling units); approximately 274,000 gsf
4 of office uses; approximately 8,700 gsf of retail space; approximately 20,000 gsf of open
5 space; and four below-grade levels that would accommodate up to 183 vehicle parking
6 spaces. The Project also would construct a pedestrian bridge providing public access to
7 Salesforce Park located on the roof of the Transbay Transit Center.

8 (c) On May 24, 2012, the Planning Commission, in Motion No. 18628, certified the
9 Final Environmental Impact Report for the Transit Center District Plan ("FEIR") and related
10 actions as in compliance with the California Environmental Quality Act ("CEQA") (Public
11 Resources Code Sections 21000 et seq.).

12 (d) On that same date, the Planning Commission conducted a duly noticed public
13 hearing and, by Motion No. 18629, adopted findings pursuant to CEQA for the Transit Center
14 District Plan and related actions. In Ordinance No. 181-12, the Board of Supervisors adopted
15 the Planning Commission's environmental findings as its own and relies on these same
16 findings for purposes of this ordinance. Copies of Planning Commission Motion Nos. 18628
17 and 18629 and Ordinance No. 181-12 are on file with the Clerk of the Board of Supervisors in
18 File No. 120665 and incorporated herein by reference.

19 (e) On August 27, 2019, the Planning Department issued a Community Plan
20 Exemption Determination ("CPE") determining that the environmental effects of the Project,
21 including the actions contemplated in this ordinance, were adequately analyzed in the FEIR
22 and that no further environmental review is required in accordance with CEQA and
23 Administrative Code Chapter 31. A copy of the CPE and related documents, including
24 applicable mitigation measures, are on file with the Clerk of the Board of Supervisors in File
25 No. _____ and are incorporated herein by reference. In addition, other documents,

1 reports, and records related to the CPE and Project approvals are on file with the Planning
2 Department custodian of records, located at 1650 Mission Street, Fourth Floor, San
3 Francisco, California 94103. The Board of Supervisors treats these additional Planning
4 Department records as part of its own administrative record and incorporates such materials
5 herein by reference.

6 (f) In accordance with the actions contemplated in this ordinance, this Board relies on
7 its environmental findings in Ordinance No. 181-12 and the Planning Department's
8 determination that the environmental effects of the Project were adequately analyzed in the
9 FEIR and CPE and that no further environmental review is required.

10 (g) This ordinance is companion legislation to an ordinance that amends the Planning
11 Code to modify Zoning Map ZN1 to rezone a portion of the Project site from the P (Public)
12 district to the C-3-O(SD) Downtown Office Special Development District, to modify Zoning
13 Map HT1 to reclassify the height and bulk district designations for a portion of the project site;
14 to modify the application of Planning Code Section 248(d)(2) to permit the footprint of the
15 portion of the Project site dedicated to dwellings to exceed 15,000 square feet; and to modify
16 the application of Planning Code Section 249.28(b)(6)(B) to permit the Project's required
17 inclusionary affordable housing units to be provided off-site within the Transbay
18 Redevelopment Project Area subject to specified conditions. This companion ordinance is on
19 file with the Clerk of the Board of Supervisors in File No. _____.

20
21 Section 2. General Plan and Planning Code Section 340 Findings.

22 (a) Section 4.105 of the Charter provides that the Planning Commission shall
23 periodically recommend to the Board of Supervisors, for approval or rejection, proposed
24 amendments to the General Plan.

25 ///

1 (b) Planning Code Section 340 provides that the Planning Commission may initiate an
2 amendment to the General Plan by a resolution of intention, which refers to, and incorporates
3 by reference, the proposed General Plan amendments. Section 340 further provides that the
4 Planning Commission shall adopt the proposed General Plan amendments after a public
5 hearing if it finds from the facts presented that the public necessity, convenience, and general
6 welfare require the proposed amendment or any part thereof. If adopted by the Commission
7 in whole or in part, the proposed amendments shall be presented to the Board of Supervisors,
8 which may approve or reject the amendments by a majority vote.

9 (c) After a duly noticed public hearing on October 17, 2019 in Motion No.
10 _____, the Planning Commission initiated amendments to the General Plan ("Plan
11 Amendments"). Said Motion is on file with the Clerk of the Board of Supervisors in File No.
12 _____ and incorporated herein by reference.

13 (d) On _____, the Planning Commission, in Resolution No. _____,
14 adopted findings regarding the City's General Plan, eight priority policies of Planning Code
15 Section 101.1, and Planning Code Section 340. A copy of said Resolution is on file with the
16 Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by
17 reference.

18 (e) Section 4.105 of the City Charter further provides that if the Board of Supervisors
19 fails to act within 90 days of receipt of the proposed Plan Amendments, then the Plan
20 Amendments shall be deemed approved.

21 (f) The Board of Supervisors finds that the Plan Amendments are, on balance, in
22 conformity with the General Plan, as it is proposed for amendment by this ordinance, and the
23 eight priority policies of Planning Code Section 101.1 for the reasons set forth in Planning
24 Commission Resolution No. _____. The Board hereby adopts these Planning
25 Commission findings as its own.

1 (g) The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
 2 Plan Amendments set forth in this ordinance and in documents on file with the Clerk of the
 3 Board in File No. _____ will serve the public necessity, convenience and general
 4 welfare for the reasons set forth in Planning Commission Resolution No. _____.
 5 The Board hereby adopts these Planning Commission findings as its own.

6
 7 Section 3. Amendments to the Downtown Area Plan and Transit Transit Center District
 8 Subarea Plan to Reclassify Heights.

9 (a) The General Plan is hereby amended by revising the height and bulk designations
 10 of the Downtown Area Plan and Transit Center District Subarea Plan as follows.

11 (b) As described in the chart below, Map 5 of the Downtown Area Plan and Figure 1 of
 12 the Transit Center District Subarea Plan shall reclassify the height limits for:

- 13 (1) the western 15 feet of Assessor's Block 3721, Lot 016 from 450' to 750',
- 14 (2) a 3'-5" wide area located 111'-7" west of the eastern edge of Assessor's
 15 Parcel Block No. 3721, Lot 136 from 450' to 750'; and
- 16 (3) an area measuring 109' by 69' of the northwest corner of Assessor's Parcel
 17 Block No. 3721, Lot 138 from 750' to 450':

Description of Property	Height/Bulk Districts to be Superseded
Assessor's Parcel Block No. 3721, Lot 016 (western 15 feet)	450'
Assessor's Parcel Block No. 3721, Lot 136 (3'-5" wide area located 111'-7" west of the eastern edge of Lot 136)	450'

1	Assessor's Parcel Block No. 3721, Lot 138	750'
2	(area measuring 109' by 69' of the	
3	northwest corner of Lot 138)	
4	Description of Property	Height/Bulk Districts Hereby Approved
5	Assessor's Parcel Block No. 3721, Lot 016	750'
6	(western 15 feet)	
7	Assessor's Parcel Block No. 3721, Lot 136	750'
8	(3'-5" wide area located 111'-7" west of the	
9	eastern edge of Lot 136)	
10	Assessor's Parcel Block No. 3721, Lot 138	450'
11	(area measuring 109' by 69' of the	
12	northwest corner of Lot 138)	

13

14 Section 4. Amendments to the Downtown Area Plan to Reclassify Land Use

15 Designation. The General Plan is hereby amended by revising the Downtown Area Plan Map

16 1 to reclassify the land use designation of the Assessor's Block and Lots as described below:

17

18	Description of Property	Land Use Designation to be
19		Superseded
20	Assessor's Parcel Block No. 3721, Lots	Downtown Service C-3-O(SD); and
21	016, 135, 136, and 138	unzoned

23	Description of Property	Land Use Designation Hereby
24		Approved

1 Assessor's Parcel Block No. 3721, Lots	Downtown Office C-3-O(SD)
2 016, 135, 136, and 138	


3
4 Section 5. Effective and Operative Dates.

5 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
6 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
7 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
8 Mayor's veto of the ordinance.

9 (b) This ordinance shall become operative on its effective date or on the effective date
10 of the General Plan Amendment, enacted by the ordinance in Board of Supervisors File No.
11 _____, whichever date occurs later; provided, that this ordinance shall not become operative
12 if the ordinance regarding the General Plan Amendment is not approved.

13
14 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
15 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
16 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the General
17 Plan that are explicitly shown in this ordinance as additions, deletions, Board amendment
18 additions, and Board amendment deletions in accordance with the "Note" that appears under
19 the official title of the ordinance.

20
21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

23 By: 
24 JOHN D. MALAMUT
25 Deputy City Attorney
n:\egana\as2018\1900166\01417066.docx

revised at CPC Hearing 1/9/20
J. B. Hill

SENATE BILL 330 HOUSING CRISIS ACT OF 2019

INFORMATIONAL PRESENTATION

San Francisco Planning Commission
January 9, 2020



San Francisco
Planning

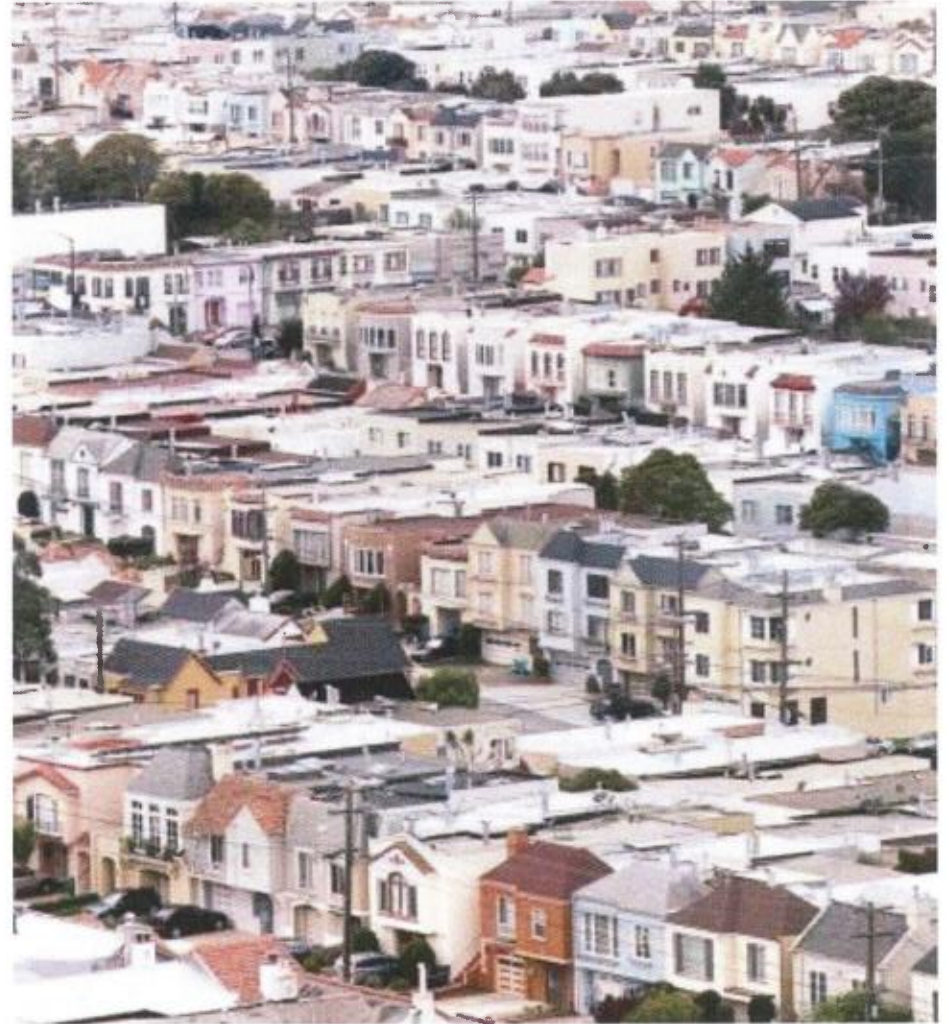
SB 330 “HOUSING CRISIS ACT” OVERVIEW



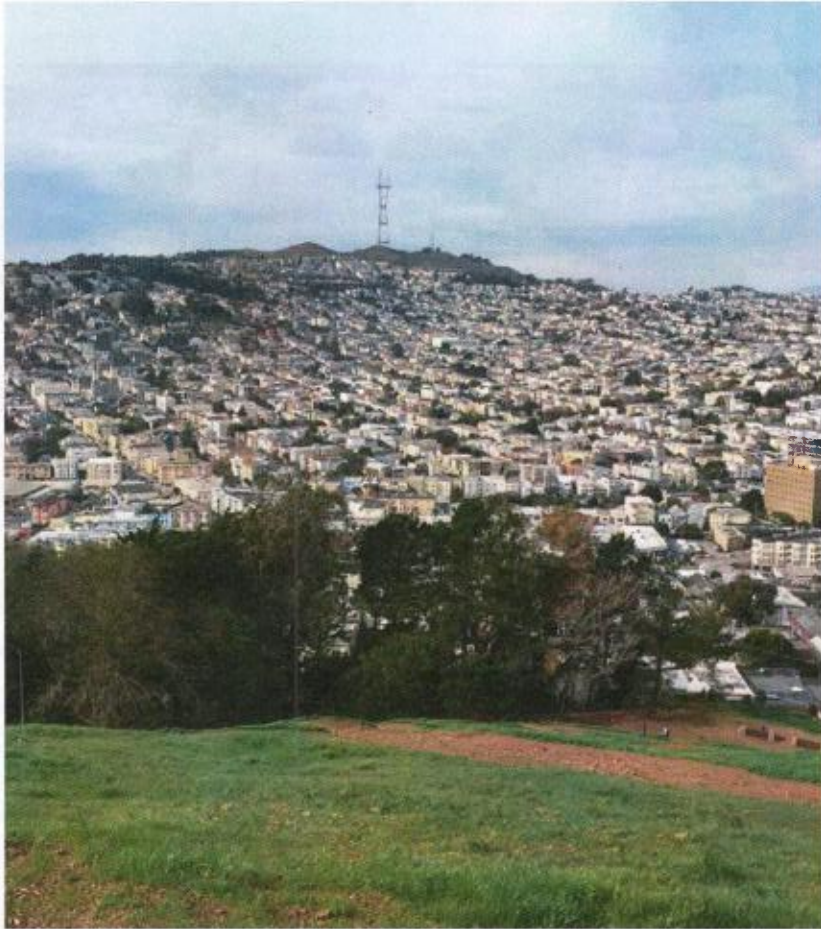
- Introduced by Sen. Nancy Skinner (D-Berkeley) and signed into law October 2019
- Effective January 1, 2020 until January 1, 2025
- Some provisions apply only to “urbanized areas” per US Census, others apply to all localities
- All provisions apply in San Francisco

SB 330 “HOUSING CRISIS ACT” OVERVIEW

1. Limits on downzoning and new design guidelines
2. Application Review Process:
 - ❖ City can only apply rules in effect at time of “**preliminary application**”
 - ❖ **Local historic landmarks** determination fixed at time of Project Application
 - ❖ Limit of **5 public hearings** for code-complying projects
3. Replacement housing and relocation assistance required for existing residential units



SB 330 “HOUSING CRISIS ACT” WHAT’S *NOT* IN THE BILL



- No mandated upzonings
- No new “ministerial” approvals
- Does not supersede Coastal Act or CEQA
- Short-term rental controls OK
- New inclusionary and rent control ordinances OK
- Fire hazard zones exempted
- Exceptions for public health and safety

ZONING ACTIONS AND DESIGN STANDARDS

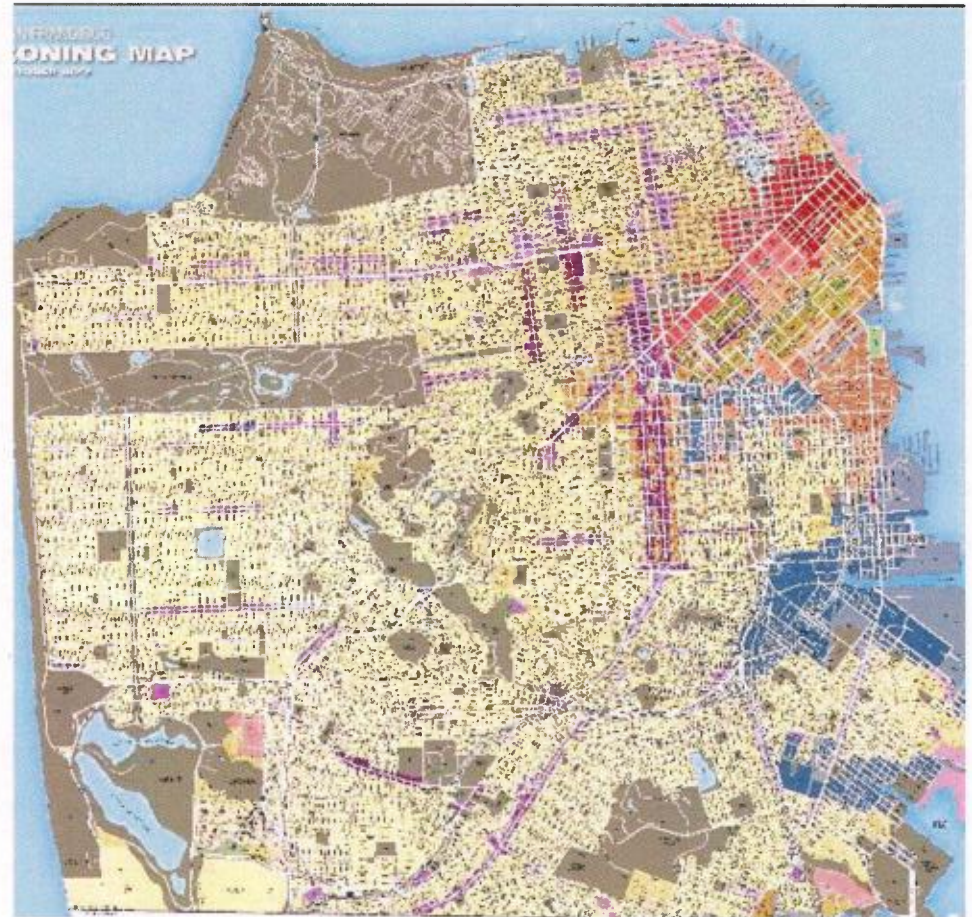


SB 330 “HOUSING CRISIS ACT” ZONING ACTIONS

1. Downzoning prohibited where housing was allowed as of 2018:

- Reductions of height, density, FAR
- New or increases open space, lot size, setback requirements
- Minimum frontage or maximum lot coverage requirements
- Moratoriums or caps on housing approvals

Except if balanced by concurrent upzonings elsewhere



SB 330 “HOUSING CRISIS ACT” DESIGN STANDARDS

2. Design standards must be objective after January 1, 2020

Existing Guidelines remain in effect:

- Urban Design Guidelines
- Residential Design Guidelines
- Calle 24, Japantown Special Area Design Guidelines, etc...
- Retained Elements Design Guidelines

Upcoming efforts:

- Historic Design Guidelines



APPLICATION REVIEW PROCESS

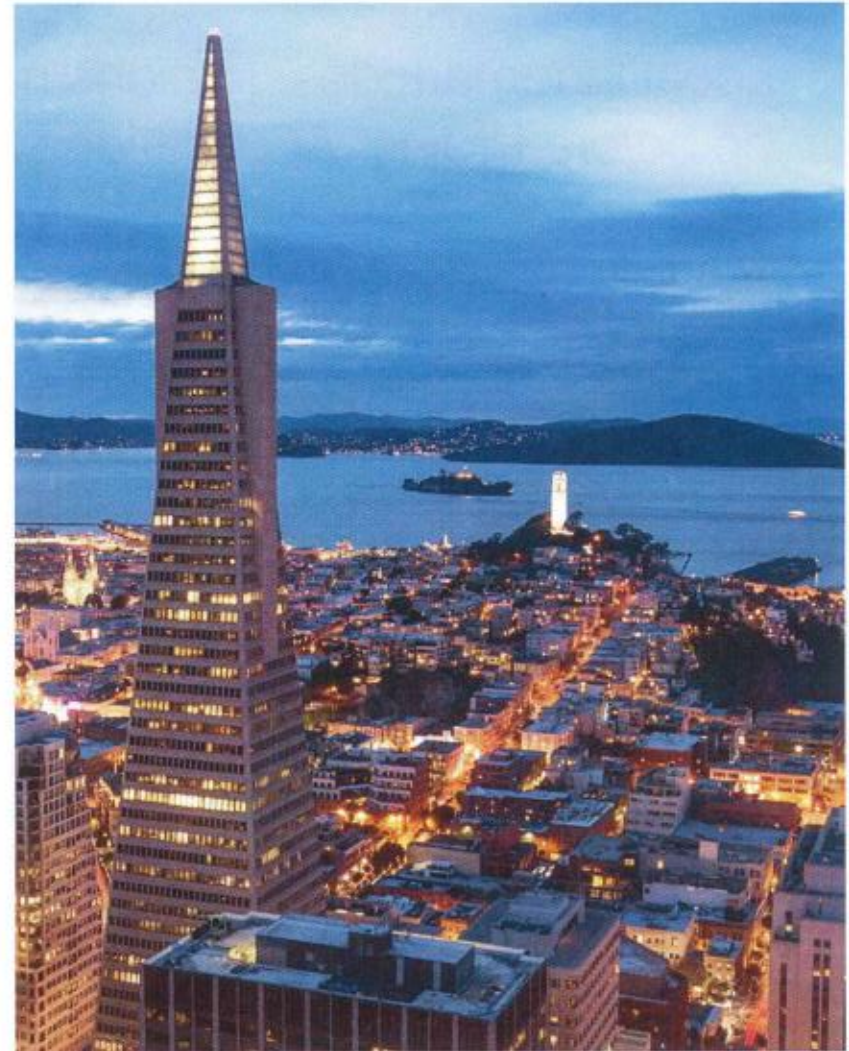


SB 330 “HOUSING CRISIS ACT” PRELIMINARY HOUSING APPLICATIONS

1. Development Standards “frozen” at time of Preliminary Application
 - Must submit *development application* within 6 months (Project Application)
 - Must commence construction within 30 months of approval (site permit)
 - May not increase by more than 20% (except via State Density Bonus)
 - Impact and application fees may be indexed annually

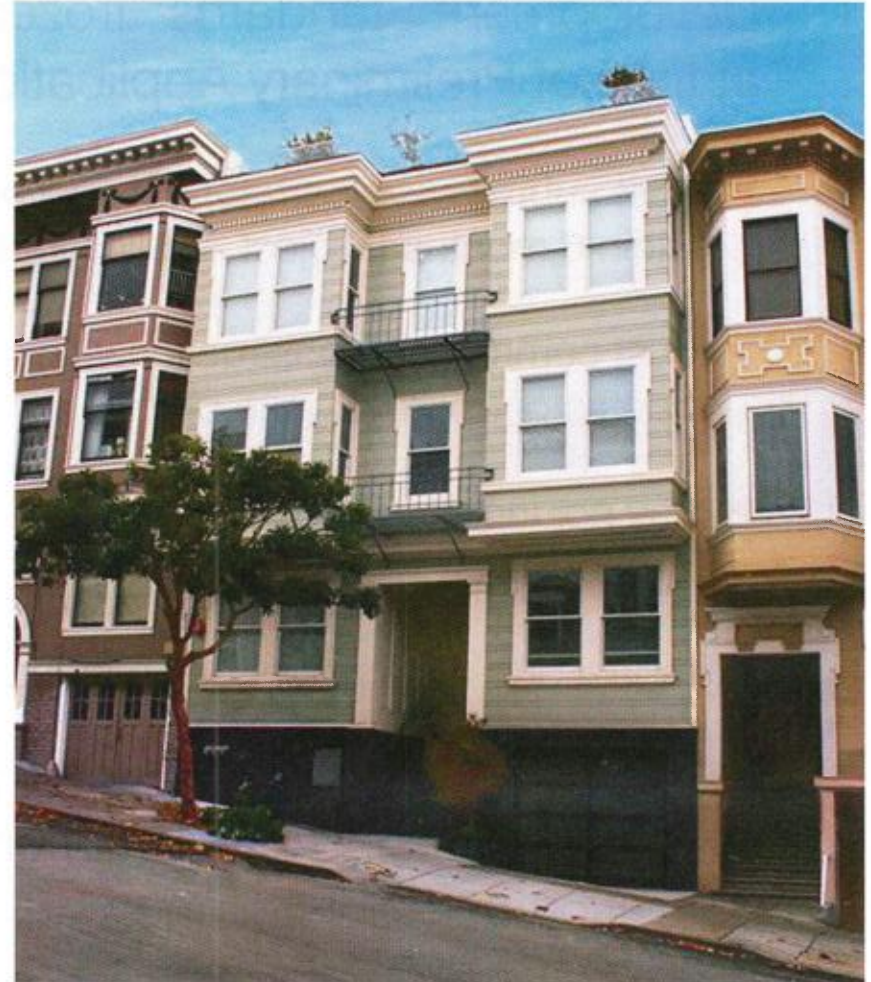
Preliminary Housing Development Application available online:

- may submit with Project Application or PPA application



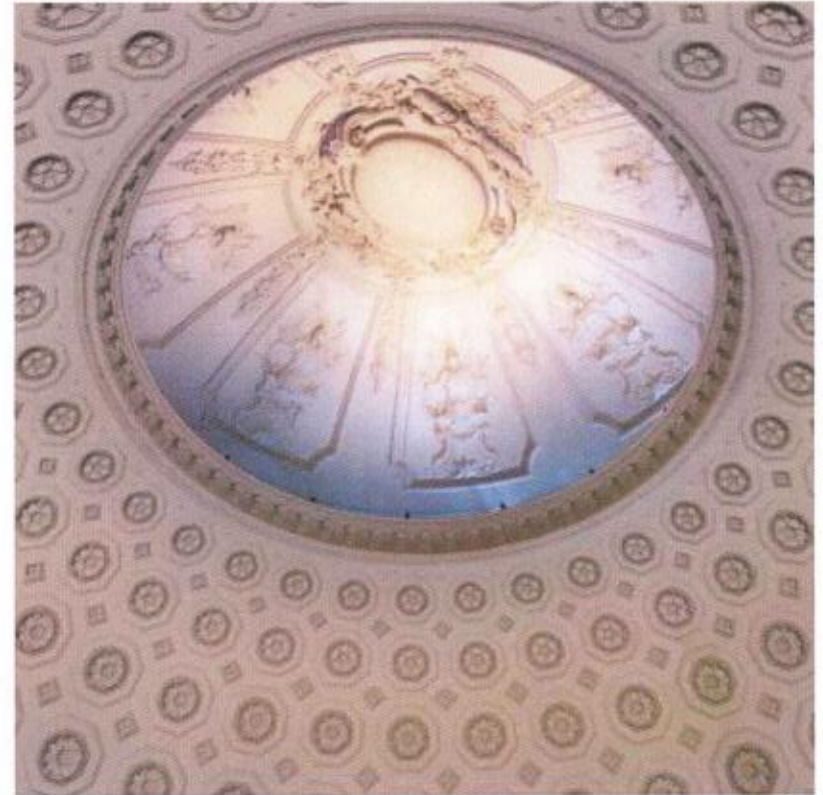
SB 330 “HOUSING CRISIS ACT” HISTORIC LANDMARK DESIGNATIONS

2. Local landmark designations must be *before* Project Application:
 - Article 10 historic landmarks
 - Article 11 historic conservation districts
- ❖ CEQA historic resource review and mitigations still required



SB 330 “HOUSING CRISIS ACT” LIMITED PUBLIC HEARINGS

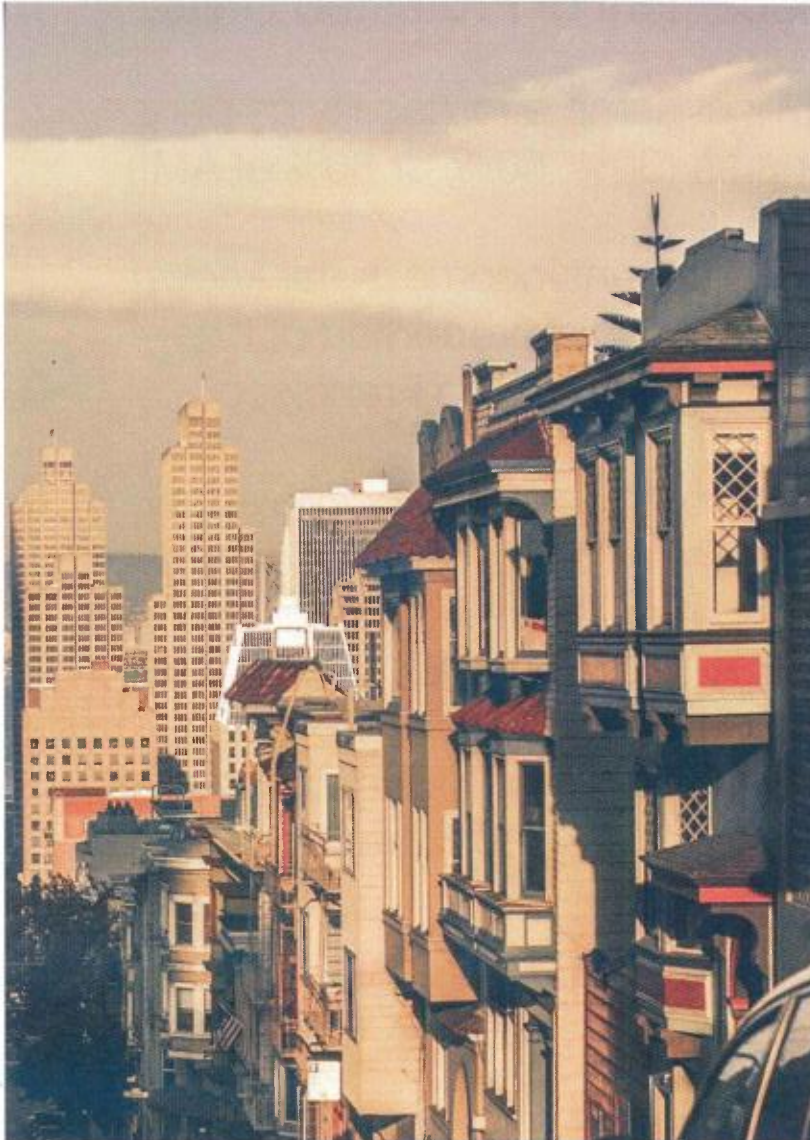
3. Limit of 5 public hearings for code-complying housing projects
 - Applies to any project *not* seeking exceptions from the Planning Code (includes State Density Bonus)
 - *Does not* apply to Variance, some CUAs, ENX, DNX, PUD, rezonings, or Development Agreements.
 - Any public hearing connected to project approval: informational, continuance, or appeals
 - *Does not* apply to CEQA hearings
 - Joint hearings count as one



REPLACEMENT UNITS AND RELOCATION ASSISTANCE

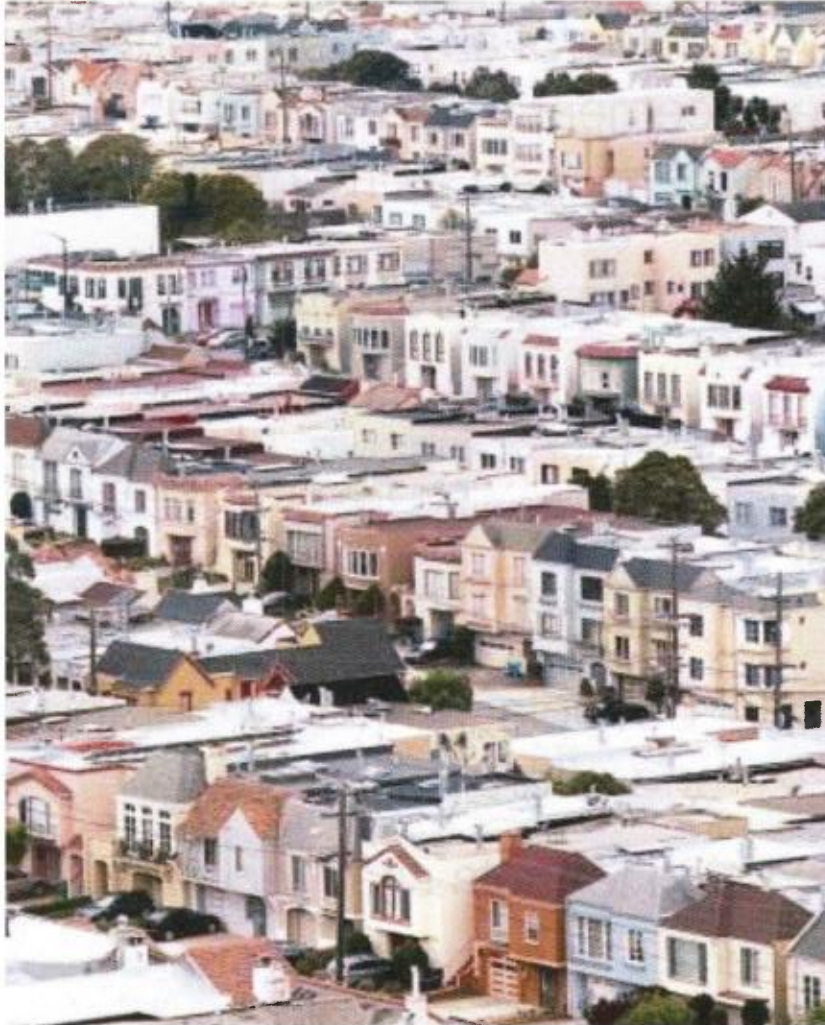


SB 330 “HOUSING CRISIS ACT” REPLACEMENT UNITS



1. Demolition of *any* existing units: replacement project must include at least as many units
2. Demolition of “*protected units*”
 - Below market rate, rent controlled, Section 8, or occupied by low-income tenant (80% AMI) in the past 5 years
 - Ellis Act eviction in the past 10 yearsmust be replaced at comparable size and affordability
3. Existing tenants shall receive:
 - Right of first refusal to return
 - Relocation payments
 - Right to remain until 6 months before construction

SB 330 “HOUSING CRISIS ACT” REPLACEMENT UNITS



Replacement of Protected Units:

- BMR at same affordability as prior tenants (30%, 50%, or 80% of AMI)
- If prior tenant income is *not known* assume same proportion of low-income units in San Francisco
- Rent-controlled units occupied by moderate-income tenants or above may be replaced with either new rent control units or BMRs at 80% AMI
- Any replacement BMR units required are *in addition* to Inclusionary units



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 1/9/20
J. Merlone

Planning Commission Draft Resolution

HEARING DATE JANUARY 9, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Establishing twelve named neighborhood commercial districts
Case Number: 2019-022569PCA/MAP [Board File No. 191260]
Initiated by: Supervisor Ronen / Introduced December 17, 2019
Staff Contact: Audrey Merlone, Legislative Affairs
 audrey.merlone@sfgov.org, 415-575-9129
Reviewed by: Aaron D Starr, Manager of Legislative Affairs
 aaron.starr@sfgov.org, 415-558-6362

RESOLUTION APPROVING THE INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD), THE OUTER BALBOA STREET NCD, THE BAYVIEW NCD, THE CORTLAND AVENUE NCD, THE MISSION BERNAL NCD, THE SAN BRUNO AVENUE NCD, THE COLE VALLEY NCD, THE LAKESIDE VILLAGE NCD, THE LOWER HAIGHT STREET NCD, THE LOWER POLK STREET NCD, AND THE INNER TARAVAL NCD; OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE AND ZONING MAP TO ESTABLISH 1) THE INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) GENERALLY INCLUDING THE PROPERTIES ALONG BALBOA STREET BETWEEN 2ND AND 8TH AVENUES, 2) THE OUTER BALBOA STREET NCD GENERALLY INCLUDING THE PROPERTIES ALONG BALBOA STREET BETWEEN 32ND AND 39TH AVENUES, 3) THE BAYVIEW NCD GENERALLY INCLUDING THE PROPERTIES ALONG 3RD STREET FROM YOSEMITE TO JERROLD AVENUES, 4) THE CORTLAND AVENUE NCD GENERALLY INCLUDING THE PROPERTIES ALONG CORTLAND AVENUE BETWEEN BONVIEW AND FOLSOM STREETS, 5) THE GEARY BOULEVARD NCD GENERALLY INCLUDING THE PROPERTIES ALONG GEARY BOULEVARD BETWEEN MASONIC AND 28TH AVENUES, 6) THE MISSION BERNAL NCD GENERALLY INCLUDING THE PROPERTIES ALONG MISSION STREET BETWEEN CESAR CHAVEZ AND RANDALL STREETS, 7) THE SAN BRUNO AVENUE NCD GENERALLY INCLUDING THE PROPERTIES ALONG SAN BRUNO AVENUE BETWEEN HALE AND OLMSTEAD STREETS, 8) THE COLE VALLEY NCD GENERALLY INCLUDING THE PROPERTIES ALONG COLE STREET FROM FREDERICK TO GRATTAN STREETS AND SOME PARCELS NORTH OF CARL STREET AND SOUTH OF PARNASSUS, 9) THE LAKESIDE VILLAGE NCD GENERALLY INCLUDING THE PROPERTIES ALONG OCEAN AVENUE BETWEEN JUNIPERO SERRA BOULEVARD TO 19TH AVENUE, 10) THE LOWER HAIGHT STREET NCD GENERALLY INCLUDING THE PROPERTIES ALONG HAIGHT STREET BETWEEN WEBSTER AND STEINER STREETS, 11) THE LOWER POLK STREET NCD GENERALLY INCLUDING NON-CONTIGUOUS PROPERTIES ALONG POLK STREET FROM GEARY BOULEVARD TO GOLDEN GATE AVENUE WITH FRONTAGE ON GEARY BOULEVARD, GOLDEN GATE AVENUE, AND OTHER SIDE STREETS, AND 12) THE INNER TARAVAL NCD GENERALLY INCLUDING THE PROPERTIES ALONG TARAVAL STREET FROM 19TH TO FOREST SIDE AVENUES; AND AMEND THE ZONING MAP TO INCLUDE THE NEW

NEIGHBORHOOD COMMERCIAL DISTRICTS; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on December 17, 2019 Supervisors Ronen, Fewer, Walton, Haney, Preston and Yee introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 191260, which would amend the Planning Code and Zoning Map to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; and amend the Zoning Map to include the new Neighborhood Commercial Districts;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the establishment of the Inner Balboa Street Neighborhood Commercial District (NCD), the Outer Balboa Street NCD, the Bayview NCD, the Cortland Avenue NCD, the Mission Bernal NCD, the San Bruno Avenue NCD, the Cole Valley NCD, the Lakeside Village NCD, the Lower Haight Street NCD, the Lower Polk Street NCD, and the Inner Taraval NCD; as described in the proposed Ordinance on January 9, 2020; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c)(2) and 15378; and

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves** the establishment of the Inner Balboa Street Neighborhood Commercial District (NCD), the Outer Balboa Street NCD, the Bayview NCD, the Cortland Avenue NCD, the Mission Bernal NCD, the San Bruno Avenue NCD, the Cole Valley NCD, the Lakeside Village NCD, the Lower Haight Street NCD, the Lower Polk Street NCD, and the Inner Taraval NCD; as part of the proposed ordinance.

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:

The Commission finds the proposed Ordinance is in accordance with the General Plan as it will maintain and enhance a sound and diverse economic base and fiscal structure for the city. The Ordinance will also ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts. The creation of new named neighborhood commercial districts will further the ability of each district to identify their own particular land use needs and craft zoning controls that emulate the neighborhood's vision, thereby creating an environment that will attract commercial activity to the city.

1. In the City's FY 12-13 budget, responsibility for providing strategic direction, planning and oversight of early care and education programs was consolidated in the new agency, OECE
2. The proposed Ordinance will correct the Planning Code so that it is in line with the City's current practices and adopted budget.
3. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.6

Adopt specific zoning districts, which conform to a generalized neighborhood commercial land use and density plan.

The proposed Ordinance will enhance the essential character of neighborhood commercial districts by encouraging and protecting uses which provide necessary goods and services to the surrounding neighborhoods and which are compatible in scale or type with the district in which they are to be located.

BAYVIEW AREA PLAN

OBJECTIVE 2

IMPROVE USE OF LAND ON THIRD STREET BY CREATING COMPACT COMMERCIAL AREAS, ESTABLISHING NODES FOR COMPLEMENTARY USES, AND RESTRICTING UNHEALTHY USES.

Policy 2.1

Improve the physical and social character of Third Street to make it a more livable environment.

Policy 2.4

Encourage new mixed-use projects in defined nodes along Third Street to strengthen the corridor as the commercial spine of the neighborhood.

The establishment of the Bayview Neighborhood Commercial District will further the ability of the neighborhood to identify specific over or under-concentrations of uses and tailor zoning controls along Third Street to solve for any unbalance in use types.

4. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

5. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on January 9, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

RECUSED:

ADOPTED: January 9, 2020



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 1/9/20
A. Merlone

Planning Commission Draft Resolution

HEARING DATE JANUARY 9, 2020

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Reviewed by: Aaron D Starr, Manager of Legislative Affairs
 aaron.starr@sfgov.org, 415-558-6362

RESOLUTION APPROVING THE GEARY BOULEVARD NCD OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE AND ZONING MAP TO ESTABLISH 1) THE INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) GENERALLY INCLUDING THE PROPERTIES ALONG BALBOA STREET BETWEEN 2ND AND 8TH AVENUES, 2) THE OUTER BALBOA STREET NCD GENERALLY INCLUDING THE PROPERTIES ALONG BALBOA STREET BETWEEN 32ND AND 39TH AVENUES, 3) THE BAYVIEW NCD GENERALLY INCLUDING THE PROPERTIES ALONG 3RD STREET FROM YOSEMITE TO JERROLD AVENUES, 4) THE CORTLAND AVENUE NCD GENERALLY INCLUDING THE PROPERTIES ALONG CORTLAND AVENUE BETWEEN BONVIEW AND FOLSOM STREETS, 5) THE GEARY BOULEVARD NCD GENERALLY INCLUDING THE PROPERTIES ALONG GEARY BOULEVARD BETWEEN MASONIC AND 28TH AVENUES, 6) THE MISSION BERNAL NCD GENERALLY INCLUDING THE PROPERTIES ALONG MISSION STREET BETWEEN CESAR CHAVEZ AND RANDALL STREETS, 7) THE SAN BRUNO AVENUE NCD GENERALLY INCLUDING THE PROPERTIES ALONG SAN BRUNO AVENUE BETWEEN HALE AND OLMSTEAD STREETS, 8) THE COLE VALLEY NCD GENERALLY INCLUDING THE PROPERTIES ALONG COLE STREET FROM FREDERICK TO GRATTAN STREETS AND SOME PARCELS NORTH OF CARL STREET AND SOUTH OF PARNASSUS, 9) THE LAKESIDE VILLAGE NCD GENERALLY INCLUDING THE PROPERTIES ALONG OCEAN AVENUE BETWEEN JUNIPERO SERRA BOULEVARD TO 19TH AVENUE, 10) THE LOWER HAIGHT STREET NCD GENERALLY INCLUDING THE PROPERTIES ALONG HAIGHT STREET BETWEEN WEBSTER AND STEINER STREETS, 11) THE LOWER POLK STREET NCD GENERALLY INCLUDING NON-CONTIGUOUS PROPERTIES ALONG POLK STREET FROM GEARY BOULEVARD TO GOLDEN GATE AVENUE WITH FRONTAGE ON GEARY BOULEVARD, GOLDEN GATE AVENUE, AND OTHER SIDE STREETS, AND 12) THE INNER TARAVAL NCD GENERALLY INCLUDING THE PROPERTIES ALONG TARAVAL STREET FROM 19TH TO FOREST SIDE AVENUES; AND AMEND THE ZONING MAP TO INCLUDE THE NEW NEIGHBORHOOD COMMERCIAL DISTRICTS; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on December 17, 2019 Supervisors Ronen, Fewer, Walton, Haney, Preston and Yee introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 191260, which would amend the Planning Code and Zoning Map to establish 1) the Inner Balboa Street Neighborhood Commercial District (NCD) generally including the properties along Balboa Street between 2nd and 8th Avenues, 2) the Outer Balboa Street NCD generally including the properties along Balboa Street between 32nd and 39th Avenues, 3) the Bayview NCD generally including the properties along 3rd Street from Yosemite to Jerrold Avenues, 4) the Cortland Avenue NCD generally including the properties along Cortland Avenue between Bonview and Folsom Streets, 5) the Geary Boulevard NCD generally including the properties along Geary Boulevard between Masonic and 28th Avenues, 6) the Mission Bernal NCD generally including the properties along Mission Street between Cesar Chavez and Randall Streets, 7) the San Bruno Avenue NCD generally including the properties along San Bruno Avenue between Hale and Olmstead Streets, 8) the Cole Valley NCD generally including the properties along Cole Street from Frederick to Grattan Streets and some parcels north of Carl Street and south of Parnassus, 9) the Lakeside Village NCD generally including the properties along Ocean Avenue between Junipero Serra Boulevard to 19th Avenue, 10) the Lower Haight Street NCD generally including the properties along Haight Street between Webster and Steiner Streets, 11) the Lower Polk Street NCD generally including non-contiguous properties along Polk Street from Geary Boulevard to Golden Gate Avenue with frontage on Geary Boulevard, Golden Gate Avenue, and other side streets, and 12) the Inner Taraval NCD generally including the properties along Taraval Street from 19th to Forest Side Avenues; and amend the Zoning Map to include the new Neighborhood Commercial Districts;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the establishment of the Geary Boulevard NCD as described in the proposed Ordinance on January 9, 2020; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c)(2) and 15378; and

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves** the establishment of the Geary Boulevard NCD as part of the proposed ordinance.

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:

The Commission finds the proposed Ordinance is in accordance with the General Plan as it will maintain and enhance a sound and diverse economic base and fiscal structure for the city. The Ordinance will also ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts. The creation of new named neighborhood commercial districts will further the ability of each district to identify their own particular land use needs and craft zoning controls that emulate the neighborhood's vision, thereby creating an environment that will attract commercial activity to the city.

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3. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 6

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Policy 6.1

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BAYVIEW AREA PLAN

OBJECTIVE 2

IMPROVE USE OF LAND ON THIRD STREET BY CREATING COMPACT COMMERCIAL AREAS, ESTABLISHING NODES FOR COMPLEMENTARY USES, AND RESTRICTING UNHEALTHY USES.

Policy 2.1

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Policy 2.4

Encourage new mixed-use projects in defined nodes along Third Street to strengthen the corridor as the commercial spine of the neighborhood.

The establishment of the Bayview Neighborhood Commercial District will further the ability of the neighborhood to identify specific over or under-concentrations of uses and tailor zoning controls along Third Street to solve for any unbalance in use types.

4. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

5. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on January 9, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: January 9, 2020

Two Conditions Should be Added to the Approval:

1. Unit #2 should have a full Kitchen with a *full-sized* refrigerator and not just a wine fridge and should include a full gas/electric oven with a cooktop.
2. A Report should be sent to the Staff and Commission with information on the final sales price and occupancy to illustrate how these units achieved the Project Objective of the “missing middle” as stated on the handout from the Developer. Does form = affordability/relative affordability?

Project Sponsors Paid \$2 million for 1099 Dolores:

Project originally conceived as adding ^{three} ~~two~~ units to the existing structure according to SFPIM.

Realization that it would cross the Demo Calc “thresholds” even with the current very liberal Calcs, so it became a Demo with just two newly built units.

It was hard, if not impossible to avoid this “transgressing the threshold” issue because the structure is completely detached on all four sides. If this had been a typical structure, on a typical Noe Valley lot it would be easy to mask this transgression as projects with Vertical Expansions have done over the past 6+ years.

There was however, an Alternative where the threshold would not have been “transgressed”, but per a note in the SFPIM the Project Sponsors needed to have “condos” to make this speculative project work economically. A different project could....

....have been an Alteration that renovated the existing unit with a Horizontal pop out and added a unit to the basement level along with adapting/demolishing the garage into a new “town home” structure or a 1200 sq. foot ADU or ADU-style unit....

...an Alternative like this seems more like the form of “missing middle” housing and more relatively affordable.

The criterion for protecting the Relative Affordability of Existing Housing could have been met. It is not met contrary to what is written on Page 8 of the Draft Motion.

Also:

There is too much glass on the Dolores/Quane Street facades and the rendering doesn't show the actual streetlight pole on Dolores which gives a better context for the height of the project. This is an important corner of Noe Valley along the Residential Corridor of 24th Street. It is not the NCD.

Will the rare Monkey Puzzle Tree in the rear yard be preserved and should this be a Condition of Approval?

****Please explain ownership/occupancy under Bank of America since 1985 according to HRA. That seems extraordinary. It wasn't occupied and there was never a second unit?**

Received at CPC Hearing 1/9/20
C-May

COW HOLLOW ASSOCIATION INC.

Box 471136, San Francisco, CA 94147

December 7, 2018

President Rich Hillis and Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

**RE: 2417 Green Street
Case No. 2017-002545DRP**

President Hillis and Honorable Commissioners,

The Cow Hollow Association (CHA) is dedicated to the preservation of the residential character of the Cow Hollow neighborhood. The Cow Hollow Neighborhood Design Guidelines (CHNDG) were adopted by the Planning Commission in 2001 and serve to define the existing neighborhood character, patterns, setbacks, and the significance of the mid-block open space in our neighborhood.

The CHA Zoning Committee attended the 3/16/17 Pre-Application Meeting and identified the following issues with the proposed project:

- Rear horizontal extension past the building to the East and blocking side property line windows of the historic building to the West, with loss of privacy, light, and views, and reduction of the mid-block open space
- Front façade window openings and finishes do not respect existing neighborhood pattern

The CHA recommends the following modifications to the proposed project (See referenced pages in the Adopted Sections of the CHNDG):

- **Rear horizontal extension: *reduce extension*** to match building to East (p. 12, 28-29)
- **Front façade: *reduce the large window openings*** to respect the existing pattern and finishes of buildings on the block face (p. 45-46)

The CHA Zoning Committee **urges the Planning Commission to take Discretionary Review** on the proposed project at 2417 Green Street and modify as listed above.

Regards,

Geoff Wood
CHA Zoning Committee
Cow Hollow Association, Inc.

part of the public record for any public hearing.

Received at CPC Hearing 1/9/20
J. Poling

Correspondence submitted to the Planning Commission on the **same day**, must be submitted at the hearing directly to the Planning Commission Secretary. Please provide **ten (10) copies for distribution**. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission, must include a copy to the Commission

**INADEQUATE MITIGATED NEGATIVE DECLARATION
2417 GREEN STREET PROJECT, SAN FRANCISCO
ALLOWED UNDERMINING NEIGHBOR'S BRICK FOUNDATION
NO SURVEY OR SHORING OR UNDERPINNING BY DEVELOPER
TO PROTECT ARCHITECTURALLY & STRUCTURALLY UNIQUE
HISTORICAL RESOURCE AT 2421 GREEN STREET
ENVIRONMENTAL IMPACT REPORT REQUIRED**

LAWRENCE B. KARP
CONSULTING GEOTECHNICAL ENGINEER

FOUNDATIONS, WALLS, PILES
UNDERPINNING, TIEBACKS
DEEP RETAINED EXCAVATIONS
SHORING & BULKHEADS
EARTHWORK & SLOPES
CAISSONS, COFFERDAMS
COASTAL & MARINE STRUCTURES

SOIL MECHANICS, GEOLOGY
GROUNDWATER HYDROLOGY
CONCRETE TECHNOLOGY

January 8, 2020

C&CSF Planning Commission
Myrna Melgar, President
City Hall, Room 400
San Francisco, CA 94102

Subject: 2417 Green Street Project [Block 560 - Lot 028]
Allowed Undermining of Neighbor's Brick Foundations
***No Survey or Shoring or Underpinning was Required of
Developer To Protect the Architecturally and Structurally
Unique Historical Coxhead House at 2421 Green Street.***
Grossly Inadequate Mitigated Negative Declaration.
Environmental Impact Report Required

Dear President Melgar and Members of the Commission:

One person ("Senior Planner") in the Planning Department, without credentials or qualifications or demonstrated knowledge, issued a Preliminary Mitigated Negative Declaration "PMND" (a worthless formal document declaring no negative impact will result from the subject project due to "mitigation") because the building department, who has already permitted the project based solely on approval by the Planning Department, will somehow timely "mitigate", in the future, construction damages.

The project involves major new construction immediately adjacent to the original Coxhead House that will (1) block views to and from the historic hillside house, built in 1892-93, at 2421 Green, and (2) as shown on the developer's approved and unchanged plans, will undermine the tall brick foundations of 2421 Green because advance, reviewable, preventative and protective engineering and construction measures to brace, shore, and underpin have been refused by the developer.

What could the senior planner be thinking? For (A) the only way to mitigate the blocking of views to and from the historic architecture is NOT block the views, and for (B) preventing damage to the 128 year old brick foundations of the neighboring historic building would be NOT to excavate and undermine that which has already started, but to properly design construction in advance for review and approvals. Both these situations were the instructions the Board of Supervisors, after unanimously deciding the project would likely damage the adjacent historic resource, handed the project back to the Planning Department when they reversed the misplaced Categorical Exemption devised by the Planning Department for the project, and returned the project for a genuine environmental evaluation. Unfortunately, they assumed uncorrupted qualified persons would perform the assessment under State of California standards. That has not happened, instead the result is a wholly inadequate PMND.

An Environmental Impact Report "EIR", as required by the California Environmental Quality Act "CEQA", must be independently performed which will ensure participation of independent qualified and licensed professional architects and engineers. An EIR must be based on the full record; the CEQA process does not involve discarding reports and facts as the Planning Department has repeatedly done despite the orders unanimously voted on 1/9/18 by the Board of Supervisors.

For the Categorical Exemption, the Planning Department had the developer devise a “geotechnical report” having nothing substantive about protection of the historic brick foundation of 2421 Green. That failing at the Board of Supervisors, for her review, the Senior Planner had the developer issue a new “geotechnical report” abandoning the Slope Protection Act and adding Patrick Drumm as a co-signer.

The 1/12/17 geotechnical report by Christian Divis was revised on 4/25/19. The senior planner had newly licensed engineer, Stephan Leung, new at DBI, perform a limited review of the Divis/Drumm report, but the subject matter relating to what the Board of Supervisors was concerned about (damage to the historic resource by interfering with its surroundings and undermining of its foundations), the Senior Planner withheld from Leung, who had never been to the site, plus the lack of engineering for the protection of the 129 year old steep hillside foundations for 2421 Green. The undersigned carefully reviewed Leung’s *ex-parte* report on 7/5/19 and detailed where Leung was coordinating with only the Senior Planner, and the report was found to be sorely lacking (**Exhibit A**).

The 4/25/19 Divis/Drumm report has nothing in it about undermining the 1892 brick foundations at 2421 Green affected by excavations at 2417 Green shown on the owner/developer’s drawings, nor does it have any engineering for shoring and underpinning and design/construction recommendations to protect historic 2421 Green. The cast of characters explains why there is nothing substantive related to the site and building conditions of 2421 Green. Portions of the 4/25/19 report (**Exhibit B**) relevant to the missing or otherwise totally inadequate response to the Project’s foundation aspects were returned by the Board of Supervisors’ to the Planning Dept. In the interim between the Divis and Divis/Drumm reports, on 5/10/17 Divis wrote DBI approving developer Durkin’s drawings with NO bracing, shoring, and underpinning to protect 2421 Green despite ID of site being subject to the Slope Protection Act in Divis’ 1/12/17 report (**Exhibit C**). These are the exact defects that caused the Board of Supervisors to unanimously vote return of the Project to the Planning Department.

The report, revised on 4/25/19, commissioned by the developer in coordination with the Senior Planner, is signed by Christian Divis with the addition of Patrick Drumm from Fremont, a geologist, not a professional engineer, whose non-engineering education at the West Virginia University, a coal mining school; his self-serving résumé (**Exhibit D**) has nothing relevant about shoring and underpinning adjacent foundations on steep slopes in San Francisco, that are all subject to SF’s mandatory Slope Protection Act (**Exhibit E**) which the superceding report never mentions.

Drumm’s résumé neglects to discuss his involvement with 125 Crown Terrace, expressed in his 9/19 & 9/20/13 reports for the site (**Exhibit F**) which resulted in the spectacular hillside foundation failure. The report for 2417 Green that Drumm endorsed by co-signing is true to form with Drumm’s involvement with 125 Crown Terrace. Drumm’s 9/20/13 report for the 125 Crown Terrace Project also endorsed and contained inadequate civil engineering recommendations in support of his client’s political purposes. Geologists are prohibited from practicing civil engineering and its branches (geotechnical and structural engineering): Business & Professions Code §7839 (**Exhibit G**).

Drumm’s sporadic political involvement in San Francisco buildings consistently result in failures (and lawsuits) for lack of shoring and underpinning. An investigation by the City attorney found complaints to the State about Drumm after the failure of 125 Crown Terrace. That construction was approved by the Planning Dept. on 10/25/12 (2012.1051.DDD-P/A 2011.10.06.6315) with Drumm’s political help to obtain a building permit that preceded total building failure due to defective shoring, which complaint contains the following paragraph critical of Drumm for practicing civil engineering:

LAWRENCE B. KARP
CONSULTING GEOTECHNICAL ENGINEER

FOUNDATIONS, WALLS, PILES
UNDERPINNING, TIEBACKS
DEEP RETAINED EXCAVATIONS
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CAISSONS, COFFERDAMS
COASTAL & MARINE STRUCTURES

SOIL MECHANICS, GEOLOGY
GROUNDWATER HYDROLOGY
CONCRETE TECHNOLOGY

January 8, 2020

C&CSF Planning Commission
Myrna Melgar, President
City Hall, Room 400
San Francisco, CA 94102

Subject: 2417 Green Street Project [Block 560 - Lot 028]
Allowed Undermining of Neighbor's Brick Foundations
***No Survey or Shoring or Underpinning was Required of
Developer To Protect the Architecturally and Structurally
Unique Historical Coxhead House at 2421 Green Street.***
Grossly Inadequate Mitigated Negative Declaration.
Environmental Impact Report Required

Dear President Melgar and Members of the Commission:

One person ("Senior Planner") in the Planning Department, without credentials or qualifications or demonstrated knowledge, issued a Preliminary Mitigated Negative Declaration "PMND" (a worthless formal document declaring no negative impact will result from the subject project due to "mitigation") because the building department, who has already permitted the project based solely on approval by the Planning Department, will somehow timely "mitigate", in the future, construction damages.

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What could the senior planner be thinking? For (A) the only way to mitigate the blocking of views to and from the historic architecture is NOT block the views, and for (B) preventing damage to the 128 year old brick foundations of the neighboring historic building would be NOT to excavate and undermine that which has already started, but to properly design construction in advance for review and approvals. Both these situations were the instructions the Board of Supervisors, after unanimously deciding the project would likely damage the adjacent historic resource, handed the project back to the Planning Department when they reversed the misplaced Categorical Exemption devised by the Planning Department for the project, and returned the project for a genuine environmental evaluation. Unfortunately, they assumed uncorrupted qualified persons would perform the assessment under State of California standards. That has not happened, instead the result is a wholly inadequate PMND.

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“Specifically, the geologist’s illegal and deceitful practice of civil engineering recently caused a disaster with the collapse of soil/rock and partial shoring at 125 Crown Terrace, San Francisco, a steep hillside location, on December 17, 2013. The geologist responded to an August 13, 2013 geotechnical engineering letter to the owner about foundation drawings that was written by a licensed civil engineer (the same engineer who had written the soils report for the location) that stated a civil engineer should “review the final grading, underpinning, and shoring plans prior to construction.”

The same lack of proper survey, shoring, and protection at 2421 Green that Divis and Drumm risk for Christopher Durkin, owner/developer of 2417 Green, caused Murphy & O’Brien’s house at 125 Crown Terrace to fall off its steep Twin Peaks hillside location, a highly publicized event (**Exhibit H**). Another failed Project of Drumm’s was for another San Francisco developer on another steep slope at the south face of Mount Davidson at 287 Cresta Vista Drive, below 19 Sherwood Court. Drumm’s 12/24/15 civil engineering (type) report failed to ensure that the contractor would be required to install adequate shoring. Instead, Drumm inexplicably recommended “surface survey points to monitor possible deep-seated movements”, a useless non-sequitur ignoring improper shoring that allowed the excavation to proceed out of control. Drumm recommendations and the overexcavated slope (**Exhibit I**) ended in hillside slippage which caused the house at 19 Sherwood Court to move laterally, necessitating the occupant family to move to a hotel until the hillside was stabilized. Litigation was necessary to eventually cause repair of the building’s foundation system and substructure support.

The Senior Planner’s MND has no value because there is no technical basis by qualified professionals and it has no chance to succeed in mitigation because the plan is to block views to and from 2421 Green Street and leave repair of any disaster or damage to others.

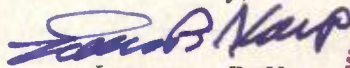
Within the Planning Dept’s 9/11/19 report to the Planning Commission the senior planner ridicules the neighbor’s geotechnical (soil and foundation) engineer who has written several reports on engineering defects of the subject Project, none of which have been corrected by the owner/contractor/designer. Strange to see staff with absolutely no education, experience, or expertise in architecture/engineering let alone stabilization of 127 year old hillside brick foundations criticize, without any professional help, the neighbor’s engineer having a combination of over 60 years education and a perfect experience record in shoring and underpinning in San Francisco. The senior planner does not know what she is doing, having never designed anything or done anything other than to obstruct CEQA. Her total lack of understanding of standard architectural and engineering issues is a severe detriment to the City.

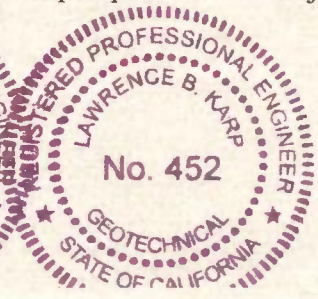
The senior planner’s lack of knowledge of architectural/engineering design is appalling. Her ignorance of the gravamen of the comprehensive report the undersigned provided to the Planning Commission on 1/17/19 (**Exhibit J**) is astounding. Ideas in her advice to the Planning Commission were infused, with improper motive, by the owner/developer of 2417 Green who has a vested speculative interest in avoiding shoring and underpinning and who willing forego the expense letting others, such as insurance companies, assume the risks by resuming temporarily suspended permits (**Exhibit K**); those permits should have been revised or revoked long ago.

Conclusion: Clearly Required Permit Revocation and EIR

The Mitigated Negative Declaration is grossly inadequate. An independent Environmental Impact Report, terms consistent with the California Environmental Quality Act, must be ordered focusing on the adjacent historic architecture and vulnerable hillside brick foundation aspects of the environment upslope from the Project.

Yours truly,


Lawrence B. Karp



LAWRENCE B. KARP CONSULTING ENGINEER

INDEX of EXHIBITS

- A. Engineering critique 7/5/19 (for SFDBI) of geotechnical review prepared for and submitted to Planning Department 5/16/19; no site visit by reviewer, failed to recognize necessary shoring and underpinning were missing and lack of provisions of Slope Protection Act.
- B. Pages of 4/25/19 Divis/Drumm report said in preface to have detailed recommendations. There are no detailed recommendations as required, particularly for shoring and underpinning (Protection of Adjoining Property; shoring and underpinning per 2016 SFBC §3307).
- C. Divis letter 5/10/17 approving drawings; 1/12/17 report pages re: Slope Protection Act (SPA) referring to “future geotechnical studies”, but Divis/Drum 4/25/19 report has zero about SPA.
- D. Divis/Drumm report 4/25/19 “we anticipate bedrock” without exploration for lateral support and without engineering recommendations for shoring/underpinning neighboring foundations.
- E. Required “additional review for structural integrity and effect on slope stability” for construction on properties subject to Slope Protection Act (includes 2417-2421 Green) since 2008, with 2018 Ordinance (SPA or more formally “Slope & Hazard Zone Protection Act”).
- F. Reports (“Civil Engineering”, B&PC §6731) 9/19 and 9/20/13 written by 2417 Green report co-signer Patrick Drumm before shoring and building failure at 125 Crown Terrace owned by Murphy.
- G. Business & Professions Code sections prohibiting geologists from practicing civil engineering, civil engineering defined, and civil engineers being exempt from the geologists act.
- H. Photographs of 125 Crown Terrace after foundation and building failure due to lack of shoring.
- I. Report 12/22/15 of civil engineering prepared by 2417 Green Street report cosigner Patrick Drumm before slippage of hillside above at 287 Cresta Vista Drive and below 19 Sherwood Court, San Francisco, due to lack of adequate shoring. Litigation ensued for repair.
- J. Engineering critique 1/17/19 (for Planning Commission) of design drawings prepared by owner/contractor Christopher Durkin for the 2417 Green Street project, approved for building permit by Christopher May of the City & County of San Francisco Planning Department (CPD) 10/10/17 (Exhibits 2 & 4). Design drawings without any topographical survey disregard the Slope Protection Act (excavation, shoring, underpinning), 2016 San Francisco Building Code §1803.5.7 (1/9/18 report; excavation near neighboring foundations, and 2016 SFBC §3307 protection of adjoining property), and California Civil Code §832 (legal requirement of excavator/developer to continuously maintain lateral and subjacent support to adjoining land).
- K. Permits as of 1/8/20 for 2417 Green Street owner/contractor to excavate below 2421 Green Street without survey, shoring, underpinning. Permit Applications 2017.1002.0114 and 2017.0511.6316 have been [temporarily] suspended and may be reinstated without compliance with the Slope Protection Act and compliance with Protection of Adjoining Property (2016 SFBC §§1803.5.7, 3307; shoring and underpinning) at any time (these permits were based on improper approval for building permit by Christopher May of CPD 10/10/17; see Exhibit J, parts 2 & 4). Permits should have been revoked long ago, but SFCPD (and SFDBI due to SFCPD), failed to act).

LAWRENCE B. KARP
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SOIL MECHANICS, GEOLOGY
GROUNDWATER HYDROLOGY
CONCRETE TECHNOLOGY

July 5, 2019

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

Attention: Stephan Leung
Plan Review Services Division

Subject: "Preliminary Review of Geotechnical Report
2417 Green Street, San Francisco, Block/Lot 0560/028
DBI Permit Numbers: 2017-0428-5244"

Dear Mr. Leung:

This correspondence responds to your letter dated 5/16/19 that was requested by and addressed to Jeanie Poling, Senior Environmental Planner, San Francisco Planning (CPD) Department (**Attachment I**). Your letter was just issued by CPD as part of their Preliminary Mitigated Negative Declaration (PMND) prepared by Jeanie Poling for the subject project and your opinions are contained in the Declaration as well as your entire letter, issued under the letterhead of Director Tom Hui, being referenced as footnote 88 on page 61 as well as an e-mail from you as footnote 89 on page 64. Your opinion of the 4/25/19 report by Christian Divis, as expressed in the last paragraph of your 5/16/19 letter and quoted by Jeanie Poling, on page 61 of the declaration referring by footnote to your 5/16/19 letter, was summarized as: "...the report generally meets the standards for professional practice of geotechnical engineering." In the PMND you are termed "DBI staff". Your engineering opinions communicated to CPD, which impact the subject project, in addition to your 5/16/19 letter, permeate the PMND written by Jeanie Poling.

The above notwithstanding, there are very serious problems with your review and representations, which are summarized below.

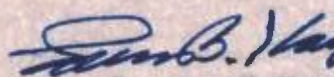
1. There is no indication in the 4/25/19 Divis report or your letter of 5/16/19 that either of you understand that the project adjoiner is situated on a steep slope below the Coxhead House at 2421 Green Street, which is an historical architectural resource supported by 127 year old brick foundations. Your 5/16/19 letter does not acknowledge receipt and reading of the undersigned's report of 1/17/19 (**Attachment II**) that shows the new project will be well below the foundation of 2421 Green and attempts to design let alone build, without the requisite geotechnical investigation and a proper topographical survey will impair lateral and subjacent support to the foundations of 2421 Green. The 1/17/19 (and the prior 1/19/18 report to the Board of Supervisors) contain reproductions of the San Francisco Building Code's requirements for protecting and providing lateral and subjacent support for new foundations along property lines below neighboring properties.

2. The 4/25/19 Divis report that is called, by CPD, an "investigation" is not at all a proper soil and foundation (geotechnical) investigation for the subject project. The issue of undermining laterally the foundations of the historic 2421 Green house have not been addressed in any way in the Divis report nor was it caught in your letter. A geotechnical investigation report that "*generally meets the standards for professional practice of geotechnical engineering.*" would necessarily contain the results of a physical investigation at the property line where excavation and new foundations are shown on the architectural drawings. A proper investigation would be to coordinate field work with a land surveyor's orthocontour map (there is none) that shows topography, features, and elevations for all existing improvements so a geotechnical investigation must absolutely include test pits to determine the elevations of the existing foundations on the neighboring property as well as the characteristics of the underlying soil or rock. In your 5/16/19 letter you, as did Divis, ignore this existing foundation standard for geotechnical investigations. Internal or external exploration away from the foundations at the property line do not at all fulfill the standard requirements for compliance with design necessary for underpinning and shoring of excavations near property lines and protection of neighboring foundations under 2016 SFBC.
3. In your 5/16/19 letter you state "*We understand that the proposed site improvements will exclude expanding the existing garage to the rear of the existing residence...*". You understood wrong; the intent is to expand the existing garage (and other improvements) to the rear but also toward 2421 Green's foundations as shown on the architectural drawings; existing on Sheet D1.0 and proposed on Sheet A1.0. This expansion will cause the planned excavation to approach the 2421 Green boundary which threatens the stability of the older building and the 127 year old brick foundations, all of which comprise the neighboring historic architectural resource. You do not state whether or not you have visited the site and observed the excavation that has already begun without a proper geotechnical report of investigation, without the calculations and detailing necessary under 2016 SFBC §1803.5.7 (excavations near property lines) and not compliant with 2016 SFBC §3307.1 (protection of neighboring property and maintenance of lateral and subjacent support to neighboring foundations). If you had observed conditions and read my 1/17/19 report to the Planning Commission you would also know that permits for the project were suspended by SFDBI more than a year ago and in excess of several Notice of Violations have been issued by SFDBI after suspension of the building permits in 2017,
4. The 4/25/19 Divis report contains no recommendations for underpinning, shoring, and excavation and your 5/19/19 letter does not point out that there are no recommendations. Regardless, Jeanie Poling, in her PMND (page 60, ¶5) states "*The geotechnical report concludes that the site can be developed as planned, provided the recommendations presented in the report are incorporated plans and specifications and implemented during construction.*" But there are no recommendations compliant with 2016 SFBC §1803.5.7 (excavations) and 2016 SFBC §3307.1 (protection). Nor could there be any pertinent recommendations, such as pressure diagrams and construction methods to protect 2421 Green because there was no investigation for that purpose and because, as already commenced, excavating will be without shoring and underpinning (actually, impossible tasks without authorization from the owner of 2421 Green). Divis notes that the excavation will be 4 or 5 feet from the property line, but plans for the suspended permit show new foundations on the property line (Attachment II) and he also forgot he certified (**Attachment III**), for the suspended permit, that those plans complied with his now discarded 1/12/17 report. So there can be no valid recommendations without survey and investigation, but the PMND states, at top of page 64, no survey is required.

5. In your 5/19/19 letter, which CPD depended upon, you state *"the site falls within the slope protection area (Blume, 1974) and the proposed works involve excavation that might have an impact on the slope stability and adjacent properties, and therefore, this project is subject to the Slope Protection Act."* You are way out of date which is something that indicates to me that you have not practiced long as a geotechnical engineer in San Francisco. John Blume's version has been superceded many times over the past 45 years, although it provides useful information the subject project is governed by Ordinance No, 121-18 "Slope and Seismic Hazard Protection Zone Act (effective 6/23/18)" contained in SFDBI Information Sheet, 10/2/18 (**Attachment IV**) which applies to various standards including slopes that exceed inclinations of 4h to 1v per the City's 7/25/18 topographic map. The site is also within a landslide area as designated on a map posted on the second floor of 1660 Mission Street, which Divis just happened to include a reproduction of in his now discarded report of 1/12/17 (**Attachment V**). However, in his present report Divis makes no mention of the current Slope and Seismic Hazard Zone Protection Act (SSPA) as the subject project may have a substantial impact on slope stability. The SPA has a questionnaire that the engineer or architect of record has to complete under penalty of perjury; as shoring (and other tasks) are required there are a multitude of requirements that must be followed of which presenting a proper report of geotechnical investigation at the property line and including recommendations based on a topographic survey and the investigation is fundamental and cannot be met by the current report. The PMND refers to only a required peer review by "a licensed geotechnical engineer", which is incomplete
6. In both my 1/9/18 and 1/17/19 (Attachment II, Exhibit 4, page 4) reports I refer to a section drawn for his permit submittal by the sponsor (owner, engineer, applicant, contractor Christopher Durkin) wherein he shows a new foundation for 2417 Green hanging in midair, no ground support or attachment other than dowels anchored into the brick foundation of 2421 Green (this is where Divis thinks there is a distance of 4 or 5 feet to the property line). Durkin insists that the dowels are, to summarize his excuse in technical language, witness lines. After my 1/9/18 report pointing that out he did nothing to correct the detail to show a connection to other foundation elements or resting on the ground, his architect did the necessary correction: the 6/8/18 architectural drawings, Sheet A3.2, showing the same transverse section, has the footing extended over away from the property line to the garage wall instead of being anchored to 2421 Green. Jeanie Poling, in collusion with Durkin, had him write her a letter of "Clarification" which turned out to be frantic hysterics (this writer and the undersigned, who was an engineer reporting and designing shoring and underpinning in San Francisco long before Durkin was born) was accused of fraud and elder abuse. Jeanie Poling then quoted Durkin and wrote in the PMND *"The project sponsor subsequently clarified that the lines on the plans are call outs for longitudinal [sic] reinforcement in the wall footing and do not show a connection to the adjacent foundation."* Note that "longitudinal" bars would be parallel to the property line, not perpendicular like the cross footing bars would be which Durkin claims. She then wrote *"DBI staff reviewed this plan sheet and concurred with the project sponsor that [t]here is no physical connection between the new footings and the neighbor's existing masonry footings."* referring to your e-mail of 6/13/19 to CPD (page 64, ¶3). By the way, the mid-air connection at the transverse section is not a "plan sheet", and the excavation and foundation construction is on the property line, not 4 or 5 feet away as Divis states several times.

A proper geotechnical investigation is required, complete with shoring and underpinning recommendations and construction sequencing, and details with elevations pursuant to a topographical land survey, to protect the neighbor's 127 year old brick foundations and building.

Yours truly


Lawrence B. Karp



LAWRENCE B. KARP CONSULTING ENGINEER



25 April 2019
17-120101-06

2417 Green Street, LLC
c/o Chris Durkin
474 Euclid Ave
San Francisco, CA 94118
cfdurkin@gmail.com

Subject: Geotechnical Report and Geologic Hazard Study
2417 Green Street
San Francisco, CA 94123
San Francisco Assessors Block 0560 Lot 028

Dear Mr. Durkin:

This letter transmits our geotechnical report and geologic hazard study for the proposed construction at 2417 Green Street in San Francisco, California. The work described in this report was performed in accordance with our proposal dated 12 January 2017.


The site is not located within a seismic hazard zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act (1972) and the Seismic Hazards Mapping Act (1990).

Our report contains detailed recommendations that should be reviewed in their entirety. We should review the geotechnical aspects of the project plans, calculations and specifications prior to final design to check that they are in general conformance with the recommendations presented in this report. The recommendations presented within this report are contingent based on our geotechnical observations during construction.

A competent experienced person should be present during construction to identify any deviations from the conditions described in this report and the project plans and specifications. We should be notified immediately if a changed condition is encountered.

We appreciate the opportunity to be involved with this project. If you have any questions, please call.

Yours Sincerely,
DIVIS CONSULTING, INC.


Christian J. Divis, GE
Principal Engineer

ENCLOSURE

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	SITE DESCRIPTION	1
3.0	PROPOSED DEVELOPMENT	2
4.0	SCOPE OF WORK	2
5.0	DATA REVIEW.....	3
5.1	State of California Special Study Zones.....	3
5.2	San Francisco Slope Protection Act	4
5.3	Aerial Photography Review.....	4
5.4	Geologic Setting	5
5.5	Regional Seismicity	7
6.0	GEOLOGIC RECONNAISSANCE AND FIELD INVESTIGATION	8
6.1	Geologic Reconnaissance.....	8
6.2	Field Investigation.....	9
7.0	SUBSURFACE CONDITIONS	10
8.0	GEOLOGIC HAZARDS	11
8.1	Ground Shaking.....	11
8.2	Fault Rupture	11
8.3	Slope Stability	12
8.4	Liquefaction and Associated Hazards	12
8.5	Cyclic Densification	12
9.0	CONCLUSIONS.....	13
9.1	Excavation	14
9.2	Shoring and Underpinning.....	15
9.3	Groundwater.....	15
9.4	Site Drainage and Surface Run-off.....	16
9.5	Foundation Settlement.....	16
10.0	RECOMMENDATIONS	17
10.1	Site Preparation and Grading	17
10.2	Temporary Slopes and Excavation.....	18
10.3	Construction Monitoring	19
10.4	Shallow Foundations.....	19
10.5	Capillary Break	20
10.6	Basement and Retaining Wall Design	21
10.7	Groundwater and Surface Drainage	23
11.0	SEISMIC DESIGN	24
12.0	ADDITIONAL GEOTECHNICAL SERVICES.....	24
12.1	Consultation during Final Design	24
12.2	Construction Observation and Special Inspection	24
13.0	LIMITATIONS.....	25
14.0	REFERENCES.....	25
15.0	AERIAL PHOTOGRAPHS REVIEWED.....	27

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All excavations made on-site should be observed by Divis Consulting, Inc. in the field. We respectfully request we be given 5 working days notice prior to the start of any excavation on site.

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Groundwater is typically encountered at the interface between geologic contacts (fill/native, sand/clay and soil/bedrock). Any excavation on a hillside may encounter groundwater and seasonal springs within the bedrock even though no evidence of groundwater is encountered during construction. Where groundwater or evidence of groundwater is encountered during construction, we should be notified to evaluate if additional measures are required to control the flow of groundwater at the site.

The final design should include measures to intercept groundwater where it may impact the proposed construction. This may include but is not limited to: drainage behind retaining walls, under-slab-drainage, French drains and area drains to intercept groundwater and surface run-off, and waterproofing. The need for under-slab-drainage should be evaluated based on the waterproofing design as well as the proposed



25 April 2019
17-120101-06

2417 Green Street, LLC
c/o Chris Durkin
474 Euclid Ave
San Francisco, CA 94118
cfdurkin@gmail.com

Subject: Geotechnical Report and Geologic Hazard Study
2417 Green Street
San Francisco, CA 94123
San Francisco Assessors Block 0560 Lot 028

Dear Mr. Durkin:

This letter transmits our geotechnical report and geologic hazard study for the proposed construction at 2417 Green Street in San Francisco, California. The work described in this report was performed in accordance with our proposal dated 12 January 2017.

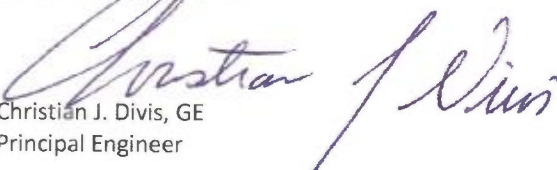
The site is not located within a seismic hazard zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act (1972) and the Seismic Hazards Mapping Act (1990).

Our report contains detailed recommendations that should be reviewed in their entirety. We should review the geotechnical aspects of the project plans, calculations and specifications prior to final design to check that they are in general conformance with the recommendations presented in this report. The recommendations presented within this report are contingent based on our geotechnical observations during construction.

A competent experienced person should be present during construction to identify any deviations from the conditions described in this report and the project plans and specifications. We should be notified immediately if a changed condition is encountered.

We appreciate the opportunity to be involved with this project. If you have any questions, please call.

Yours Sincerely,
DIVIS CONSULTING, INC.



Christian J. Divis, GE
Principal Engineer

ENCLOSURE

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	SITE DESCRIPTION.....	1
3.0	PROPOSED DEVELOPMENT.....	2
4.0	SCOPE OF WORK.....	2
5.0	DATA REVIEW.....	3
5.1	State of California Special Study Zones.....	3
5.2	San Francisco Slope Protection Act.....	4
5.3	Aerial Photography Review.....	4
5.4	Geologic Setting.....	5
5.5	Regional Seismicity.....	7
6.0	GEOLOGIC RECONNAISSANCE AND FIELD INVESTIGATION.....	8
6.1	Geologic Reconnaissance.....	8
6.2	Field Investigation.....	9
7.0	SUBSURFACE CONDITIONS.....	10
8.0	GEOLOGIC HAZARDS.....	11
8.1	Ground Shaking.....	11
8.2	Fault Rupture.....	11
8.3	Slope Stability.....	12
8.4	Liquefaction and Associated Hazards.....	12
8.5	Cyclic Densification.....	12
9.0	CONCLUSIONS.....	13
9.1	Excavation.....	14
9.2	Shoring and Underpinning.....	15
9.3	Groundwater.....	15
9.4	Site Drainage and Surface Run-off.....	16
9.5	Foundation Settlement.....	16
10.0	RECOMMENDATIONS.....	17
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10 May 2017
17-120101-03

2417 Green Street, LLC
c/o Chris Durkin
474 Euclid Ave
San Francisco, CA 94118
cfdurkin@gmail.com

Subject: **Structural Plan Review**
2417 Green Street
San Francisco, California

Dear Mr. Durkin:

This letter documents our review of the structural plans for the subject project. Divis Consulting provided geotechnical recommendations for the subject project in a report dated 6 April 2017. We understand that the recommendations and design parameters presented in our report were used to prepare the structural plans.

We reviewed the geotechnical aspects of the following:

- Sheets S1.0, S1.1, S2.2, S4.0 and S4.1, "2417 Green Street, San Francisco, CA" dated 15 April 2017, prepared by Christopher Durkin, PE.

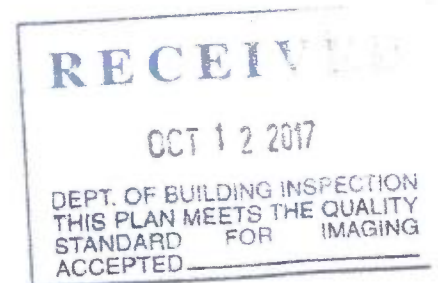
On the basis of our review, we conclude the structural plans are in general conformance with our geotechnical conclusions and recommendations.

We trust this letter provides the information you require.

Sincerely yours,
DIVIS CONSULTING, INC.



Christian J. Divis
Geotechnical Engineer



PRELIMINARY GEOTECHNICAL REPORT
2417 GREEN STREET
SAN FRANCISCO, CALIFORNIA
SAN FRANCISCO ASSESSORS BLOCK 0560 LOT 028

Client:
2417 Green Street, LLC
c/o Chris Durkin
474 Euclid Ave
San Francisco, CA 94118
cfdurkin@gmail.com

12 January 2017
Project: 17-120101-01

Prepared by:



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TABLE OF CONTENTS

INTRODUCTION	1
PROPOSED IMPROVEMENTS	1
DATA REVIEW	1
SPECIAL STUDIES ZONES	1
GEOLOGIC SETTING	1
ANTICIPATED SUBSURFACE CONDITIONS	2
SEISMICITY	2
GEOLOGIC HAZARDS	2
PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS	3
SEISMIC DESIGN	10
LIMITATIONS	10

LIST OF FIGURES

- FIGURE 1 - SITE LOCATION MAP
- FIGURE 2 - SLOPE PROTECTION ACT MAP
- FIGURE 3 - CALIFORNIA SEISMIC HAZARDS MAP
- FIGURE 4 - GEOLOGIC MAP
- FIGURE 5 - FAULT MAP
- FIGURE 6 - SEISMIC DESIGN

APPENDICIES

- APPENDIX A - IMPORTANT INFORMATION REGARDING YOUR GEOTECHNICAL REPORT

responsibility to check that any fill meet the project requirements. Samples may be submitted to the geotechnical engineer for testing at least three business days prior to use at the site.

Excavation

Excavations that will be deeper than five feet and will be entered by workers should be shored or sloped in accordance with the Occupational Safety and Health Administration (OSHA) standards (29 CFR Part 1926). The shoring designer should be responsible for the shoring design. The contractor should be responsible for the construction and safety of temporary slopes and shoring.

Temporary Slopes

Where space permits, temporary excavation slopes should be no steeper than 2:1 (horizontal:vertical) in native soils and no steeper than 3:1 in clean sand and undocumented fill. Vertical cuts of less than five feet may be performed in very stiff to hard native clays and bedrock provided: any adjacent improvement (i.e. adjacent foundations) are a minimum distance away from the toe of the cut equal to the height of the cut and these vertical cuts are approved by us. Vertical cuts should not be performed in the Dune Sand mapped at the site.

Shoring

We anticipate that shoring will be required for the proposed improvements. Shoring will likely consist of soldier pile and lagging cantilever shoring with a maximum retained height of about 10 feet. Permeation grouting may also be required in conjunction with or used in lieu of lagging to mitigate the potential for flowing sands through the lagging boards and facilitate excavation. The actual shoring type should be determined based on future geotechnical studies and the final project plans.

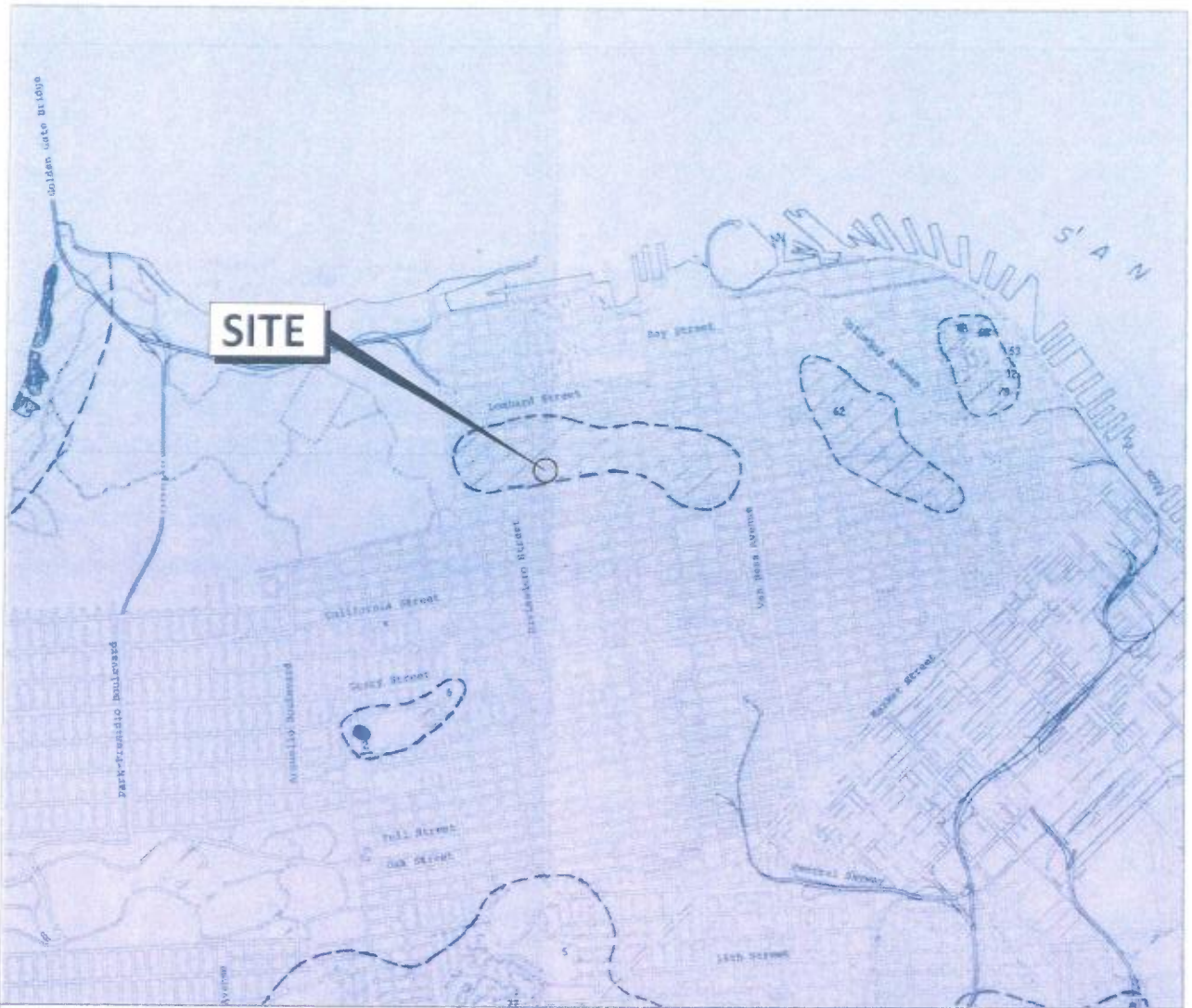
Underpinning

Where adjacent foundations may be impacted by the excavation and the proposed shoring system is not adequate to reduce potential movements, the adjacent foundations should be underpinned. Hand-dug underpinning pits extending approximately three feet below the bottom of the proposed excavation are likely the most economical underpinning for a project of this scope.




Construction Considerations and Monitoring

If the contractor encounters any adjacent foundation not identified on the structural plans, weak soil/rock or flowing sands during excavation, the excavation should be halted immediately and measures should be taken to mitigate any potential movement. We should be contacted immediately to provide additional consultation. We recommend the contractor investigate the location and depth of adjacent foundations prior finalizing excavation plans.

During excavation, the shoring system may deform laterally, which could cause the ground surface adjacent to the shoring walls to settle. The magnitudes of shoring movements and the resulting settlements are difficult to estimate because they depend on many factors, including the method of installation and the contractor's skill in the shoring installation. We believe that the movements of a properly designed and constructed shoring system should be within ordinary accepted limits of less than one inch. A monitoring program should be established to evaluate the effects of the construction on the adjacent buildings and surrounding ground.



EXPLANATION

-  outline of slide area
-  areas of potential landslide hazard
-  location of slide, SFDBI
those underlined are active slides



0 2000 4000 Feet



Approximate scale

Base map: John A. Blume & Associates, Engineers, (1974). Figure 4, Landslide Locations, San Francisco Seismic Safety Investigation, June 1974.



2417 GREEN STREET
San Francisco, California

**SAN FRANCISCO SLOPE
PROTECTION ACT MAP**

Date 01/12/17 | 17-120101-01 | Figure 2

MAP
OF THE
CITY AND COUNTY OF
SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING

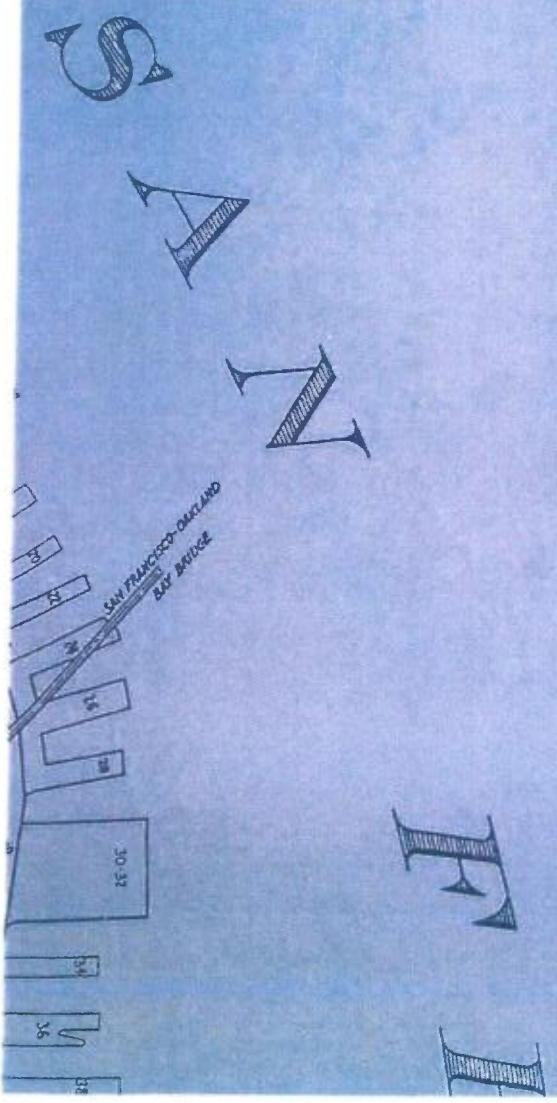
FRANK H. MOSS JR.
CITY ENGINEER

1987

SCALE OF FEET
0 1000 2000

R. J. SEIB
Designer

Revisions by
P. A. DEVINE
R. DUPORE
H. CHEE
T. CHANG





PAC

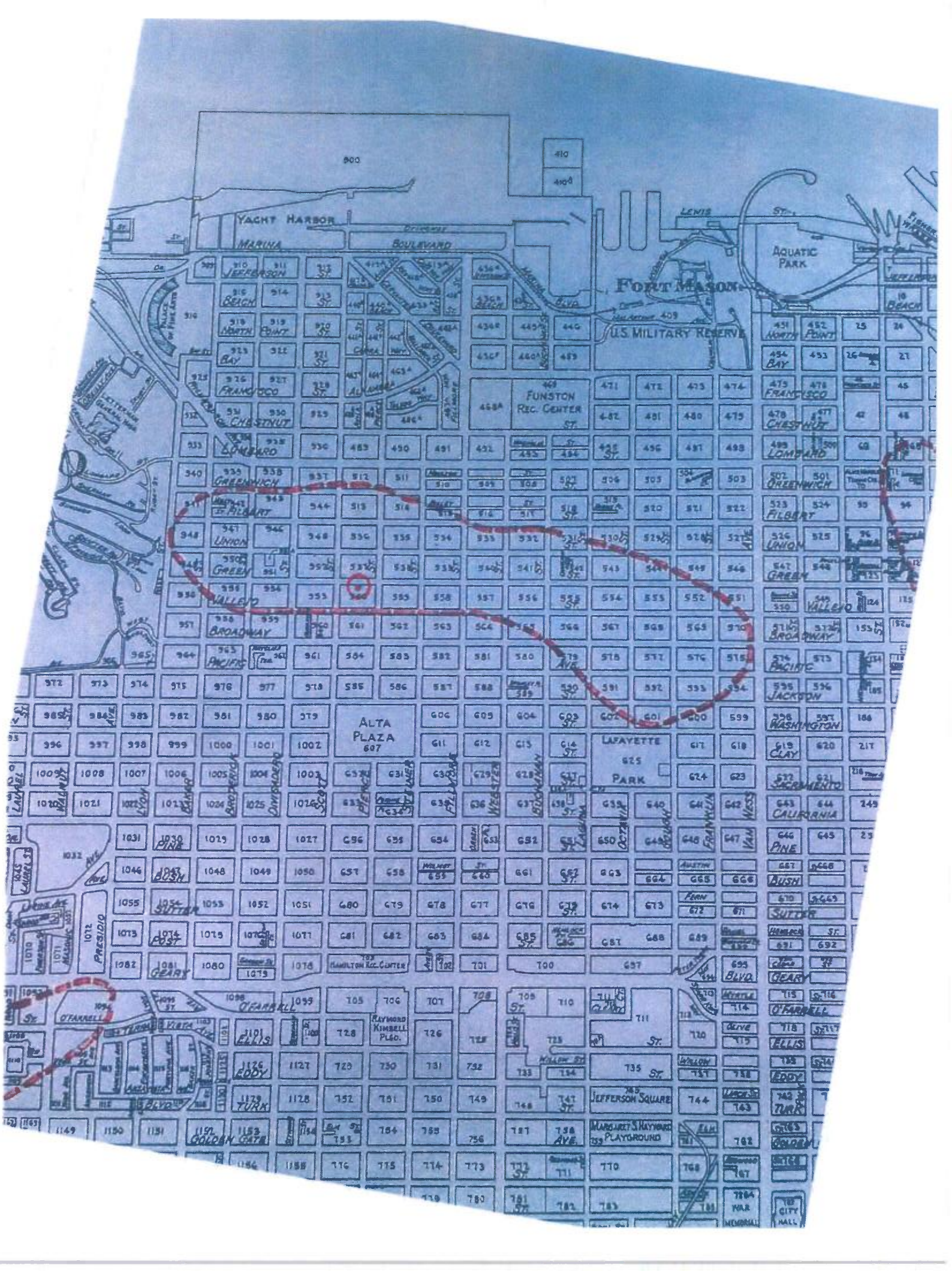
7282

OLIVE

SKYLINE

LANDSLIDE LOCATIONS

-  OUTLINE OF SLIDE AREA
-  AREAS OF POTENTIAL LANDSLIDE HAZARD



800

410
400

YACHT HARBOR

MARINA

BOULEVARD

FORT MASON

U.S. MILITARY RESERVE

AQUATIC PARK

468A
FUNSTON
REC. CENTER
ST.

ALTA
PLAZA
607

LAFAYETTE
PARK

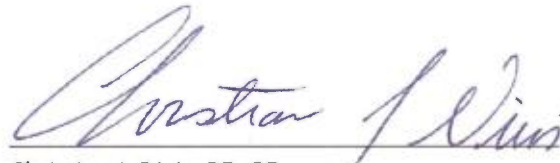
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GEOTECHNICAL REPORT AND GEOLOGIC HAZARD STUDY
2417 GREEN STREET
SAN FRANCISCO, CALIFORNIA
SAN FRANCISCO ASSESSORS BLOCK 0560 LOT 028


Client:
2417 Green Street, LLC
c/o Chris Durkin
474 Euclid Ave
San Francisco, CA 94118
cfdurkin@gmail.com

25 April 2019
Project: 17-120101-06

Prepared by:


Christian J. Divis, PE, GE
Geotechnical Engineer #GE2694




Patrick L. Drumm, PG, CEG
Certified Engineering Geologist #CEG1916



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SUMMARY OF EXPERIENCE

I have over 17 years of experience in the engineering geological and hydrogeological consulting profession evaluating geologic hazards for construction and land development projects throughout California. I hold three California professional licenses. I am the president and founder of Earth Focus Geological Services, Inc., an engineering geological consulting firm in Fremont, California. More recently, I have become involved in community outreach and mentorship through teaching at the California State University, Hayward (CSUH).

TECHNICAL EXPERTISE

Earthquake Fault Hazard Evaluations (Alquist-Priolo Fault Studies): I have evaluated sites for residential construction along the Calaveras, Concord, Green Valley, and Hayward faults in northern California; and along the Malibu Coast, San Jacinto, Sierra Madre, Springville, and Whittier faults in southern California.

Landslide Investigations and Repair/Mitigation Techniques: I have investigated, mapped, instrumented, and repaired hundreds of landslides ranging from shallow debris flows to ancient large-scale landslides.

Grading Inspection for Earthwork Developments: I have geologically mapped excavations for commercial and residential grading projects ranging in size from 5 thousand to 30 million cubic yards.

Down-Hole Logging of Large Diameter Borings (>24 inches): I have geologically logged over 150 large-diameter borings to depths exceeding 140 feet to explore landslides, faults, and bedrock structure.

UNIVERSITY TEACHING AND OUTREACH

Invited Speaker: Acalanes High School, Lafayette, California, Geology Class, November 1996
California State University, Hayward (CSUH) Cummings Geology Club, January 2000

Geology Lecturer: California State University, Hayward (CSUH), Winter Quarter 2004, Engineering Geology for Graduates; and Environmental Geology Labs for Undergraduates
California State University, Hayward (CSUH), Spring Quarter 2004, Introduction to Physical Geology Lecture and Labs for Undergraduates

EDUCATION

M.S., Geology, 1999, California State University, Los Angeles, CA

B.S., Geology, 1985, West Virginia University, Morgantown, WV

PROFESSIONAL REGISTRATIONS AND CERTIFICATIONS

California Registered Geologist, 1993 (RG-5744)

California Certified Engineering Geologist, 1995 (CEG-1916)

California Certified Hydrogeologist, 1998 (CHG-573)

PROFESSIONAL HISTORY

Earth Focus Geological Services, Inc., Fremont, CA: President and Senior Engineering Geologist, 2002–present
Gilpin Geosciences, Inc., Walnut Creek, CA: Senior Engineering Geologist, 2001–2002
Geolith Consultants, Inc., Pleasant Hill, CA: Senior Engineering Geologist, 1998–2001
Rogers/Pacific, Inc., Pleasant Hill, CA: Senior Engineering Geologist, 1994–1997
Leighton and Associates, Inc., Diamond Bar, CA: Senior Staff Engineering Geologist, 1991–1994
Robert Stone & Associates, Inc., Van Nuys, CA: Soil Technician to Staff Engineering Geologist, 1987–1991
Robertson Research (U.S.) Inc., Houston, TX: Petroleum Geology Technician, 1985–1986

SELECTED PUBLICATIONS

- Drumm, P. L., Ramsdell, J. B., and Busing, A. V., 2000, Trench Exposure of Northern Calaveras Fault, San Francisco Bay Area, California: *in* Program and Abstracts: Joint Annual Meeting, Association of Engineering Geologists and Groundwater Resources Association, San Jose, California, p. 83.
- Drumm, P. L., 1999, A Study of the Late Cenozoic Faulting and Geologic Evolution of the San Antonio Canyon Watershed with Emphasis on Fill Terrace Deposits and Rock Avalanches, Eastern San Gabriel Mountains, Bordering Los Angeles and San Bernardino Counties, California: Unpublished Master's Thesis, Department of Geology, California State University, Los Angeles, 134 p.
- Rogers, J. D., and Drumm, P. L., 1999, Overview of the 1998 Mission Peak Landslide, Fremont, California: Northern California Geological Society Field Trip Guide – Saturday May 8, 1999, 15 p.
- Herber, L. J., and Drumm, P. L., 1998, San Antonio Canyon, Eastern San Gabriel Mountains; Geology and Human Development: Field Trip 3, April 4, 1998 (Guidebook), Cordilleran Section, Geological Society of America Meeting, California State University, Long Beach, California, 30 p.
- Gath, E. M., Gonzalez, T., Drumm, P. L., and Buchiarelli, P., 1994, Paleoseismic Investigation at the Northern Terminus of the Whittier Fault Zone, in the Whittier Narrows Area, Rosemead, California: *in* Engineering Geology: Past, Present and Future: Program and Abstracts – Association of Engineering Geologists 37th Annual Meeting, October 1–8, 1994, Williamsburg, Virginia, p. 47.
- Drumm, P. L., 1992, Holocene Displacement of the Central Splay of the Malibu Coast Fault Zone, Latigo Canyon Area: *in* Pipkin, B. W. and Proctor, R. J., eds., *Engineering Geology Practice in Southern California*: Association of Engineering Geologists Special Publication No. 4, pp. 247–254.

PROFESSIONAL MEMBERSHIPS

American Association of Petroleum Geologists – Since 1995
Association of Engineering Geologists – Since 1993; currently serving as Vice-Chair, San Francisco Section
Geological Society of America – Since 1993
Northern California Geological Society – Since 1996
South Coast Geological Society – Since 1993

Visit our [new website SF.gov](#)

Department of Building Inspection

Slope Protection

Questions? Contact SSPA

1660 Mission Street- 1st Floor
San Francisco, CA 94103-2414
(415) 558-6360

dbi_slopeprotection@sfgov.org

Helpful Links

- [Ordinance 121-18](#)
- [Information Sheet S-19](#)
- [Slope & Seismic Protection Checklist](#)

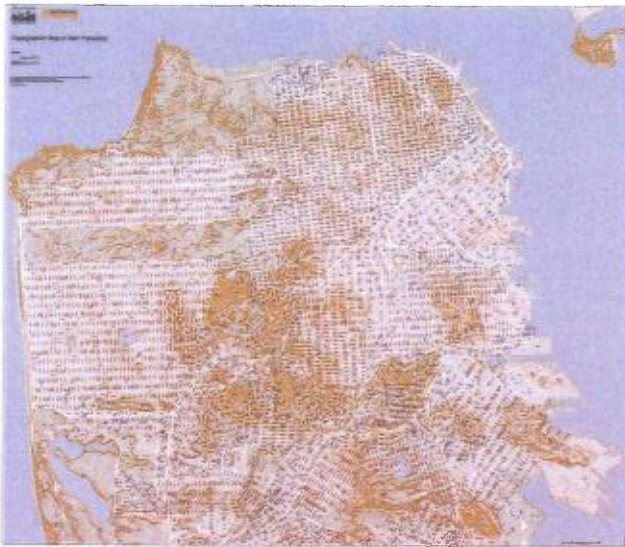
The [Slope Protection Act](#) was passed by the Board of Supervisors in 2008 and required construction of new buildings or structures and certain other construction work on properties subject to the Slope Protection Act undergo additional [review for structural integrity and effect on slope stability](#).

The legislation was amended and renamed the **Slope & Seismic Hazard Zone Protection Act** in 2018. The amended Slope & Seismic Hazard Zone Protection Act applies to all property within San Francisco that exceeds an average slope of 4H:1V (25%) or falls within certain mapped areas of the City, except those properties already subject to the Edgehill Mountain Slope Protection Area or the Northwest Mt. Sutro Slope Protection Area.

[Seismic Hazard Zone Map](#)



Slope Map



What is being impacted?

1. Properties are subject to the requirements of this ordinance if: (1) any portion of the property lies within the areas of the "Earthquake Induced Landslide Zones" in the Seismic Hazard Zone Map, release by the California Department of Conservation, Division of Mines and Geology, dated November 17, 2000 or (2) the property exceeds an average slope of 4 horizontal to 1 vertical (4H:1V) per Topographic Map of San Francisco: 4H:1V Slope dated July 25, 2018; and
2. Proposed construction involves the following: (1) construction of a new building or structure having over 1,000 square feet of new projected roof area; (2) horizontal or vertical addition having over 500 square feet of new projected roof area; (3) shoring; (4) underpinning; (5) grading, including excavation or fill, of over 50 cubic yards of earth materials; or (6) or any other construction activity that, in the opinion of the Building Official, may have a substantial impact on the slope stability.

Projects Exempted from SSPA Ordinance:

The following projects are exempted from the SSPA Ordinance and do not require completion or submittal of the SSPA Checklist:

- Proposed construction without plans.
- Proposed construction without structural alterations or grading with less than 50 cubic yards of earth materials.

What do I need to do?

If your property lies within areas specified in Item 1 and your proposed construction involves activities indicated in Item 2, you will be required to submit additional reports by a license professional identifying areas of potential slope instabilities, defining potential risks of development due to geological and geotechnical factors, and recommending appropriate slope instability mitigation strategies. Additionally, your project may require a third party peer review to provide additional and specialized expertise to supplement the Department of Building Inspection plan review; the Building Official may also elect to establish a Structural Advisory Committee to review the proposed project.

For more details on SSPA requirements, please reference [Information Sheet S-19](#).



INFORMATION SHEET

NO. S-05

DATE : May 20, 2015
CATEGORY : Structural
SUBJECT : **Geotechnical Report Requirements**

PURPOSE : The purpose of this Information Sheet is to establish the permit work scope which will require the submittal of a geotechnical report.

REFERENCE : San Francisco Building Code (SFBC)
State of California Department of Conservation Division of Mines and Geology (CDMG) Seismic Hazard Zones Map for San Francisco, released November 17, 2000. [Note: Map is posted near 1660 Mission St. 2nd Floor Counter. "Liquefaction zones" are colored "Green," or Seismic Hazard Zones Map Indices listing property street addresses and/or blocks and lots which are in the potential landslide and liquefaction zones (see Attachments 1&2)]
Figure 4 of the San Francisco Seismic Safety Investigation report prepared by URS/John A. Blume & Associates, Engineers, June 1974. (Note: Map is posted near 1660 Mission St. 2nd Floor Counter. "Landslide Hazard Areas" are colored "Red")

DISCUSSION :

(A) Permit requiring geotechnical report

The following permit application submittal will require a geotechnical report:

1. New Building (with the exception of one-story storage or utility occupancy, including storage shed and garage)
2. Horizontal Additions if the footprint area increases more than 50% of the existing square footage
3. Horizontal and Vertical Additions increase more than 1000 square feet of projected roof area within the Landslide Hazard Areas (see Reference) per SFBC Section 106A.4.1.4.3 and per SFBC Section 106A.4.1.4.4.

[See SECTION (C) page 3]

4. Any of the following grading (per SFBC Section J104.3):
 - a) Cut section is greater than 10 feet in vertical height.
 - b) Cut slope is steeper than 2 horizontal to 1 vertical.
 - c) The tops of cut banks are separated from any structure or major improvement by a distance, measured horizontally, less than the height of the bank.
 - d) More than 5000 cubic yards are involved in grading.
 - e) Grading performed at a site located within Earthquake Fault Zones, Seismic Hazard Zones, Landslide Zones (see Attachment 1), or Liquefaction Zones (see Attachment 2) as shown in the most recently published maps from California Geological Survey.
5. Slope of fill is steeper than two units horizontal to one unit vertical (50 percent slope) specified per SFBC Section J107.6, or deviate from the stipulated provisions in SFBC Section J107 Fills.
6. Any footings on/or adjacent to slopes steeper than one unit vertical in three units horizontal without clearances as indicated per SFBC Section 1808.7 and Figure 1808.7.1.
7. The design soil lateral loads are less than the minimum design requirements specified in Section 1610 Soil Lateral Loads.
8. The design load bearing value used exceeds values stipulated for Class 4 or 5 soil materials in SFBC Table 1806.2 Presumptive Load-Bearing Values.
9. Special foundation including but not limited to piles, piers, base isolation and any design not covered by code, excluding piers supporting a fence, sign or isolated post.
10. As required per Building Code:
 - a) Expansive soil per SFBC Section 1803.5.3.
 - b) Drainage system as an alternative to the requirements per SFBC Section J109 Drainage and Terracing.
 - c) Water Table per SFBC Section 1803.5.4 to determine whether the existing ground-water table is above or within 5 feet below the elevation of the lowest floor level where such floor is located below the finished ground level adjacent to the foundation, unless waterproofing is provided in accordance with SFBC Section 1805.
 - d) Ground improvement, including soil mix grouting and chemical soil grouting.
 - e) Where shallow foundations will bear on controlled low-strength material (CLSM), a geotechnical investigation shall be conducted per SFBC Section 1803.5.9 Controlled low-strength material.
 - f) Where geological investigation is deemed necessary per SFBC Section 1803 Geotechnical Investigations.
11. Permit scope subject to mandatory structural advisory review under SFBC Section 106A.4.1.2 Edgehill Slope Protection Area, Section 106A.4.1.3 Northwest Mt. Sutro Slope Protection Area.
12. All structures utilizing Modal Response Spectrum Analysis in accordance with ASCE 7-10 Section 12.9 Modal Response Spectrum Analysis.

(B) Submittal requirements for geotechnical report (if required)

GEOTECHNICAL:

1. Provide original letter wet signed by geotechnical consultant, who is a licensed civil or geotechnical engineer, stating that they have reviewed and approved final structural plans.
{Note: In addition to the licensed geotechnical or civil engineer, a licensed geologist is also required for properties subject to the Slope Protection Act [See SECTION (C) BELOW]}.
2. Provide two (2) sets of original geotechnical reports and one (1) CD-ROM:
SOILS REPORTS: Effective November 1, 2011, DBI will no longer accept soils reports solely in "hard" copy format. Two (2) "hard" copies and one (1) copy on a CD-ROM in Adobe 'PDF' format are required. After DBI review, one "hard" copy will be returned to the applicant with a 'Received' stamp. DBI will retain its copy, and the CD-ROM will be sent to the State Department of Conservation, as required by state law.
3. Geotechnical report shall be in accordance with SFBC Section 1803.2 through Section 1803.6 and Section J104.3.
4. Civil engineers experienced in geotechnical engineering are authorized to practice geotechnical engineering. This includes preparing or reviewing soils reports.

(C) Projects subject to the Slope Protection Act (SFBC Section 106A.4.1.4)

Scope. Properties are subject to these requirements where any portion of the property lies within the areas of "Earthquake-Induced Landslide" in the Seismic Hazard Zone Map, released by California Department of Conservation, Division of Mines and Geology, dated November 17, 2000 (see Attachment 1), or amendments thereto; or within the "Landslide Hazard Areas" mapped as "Landslide Locations" in Figure 4 of the San Francisco Seismic Safety Investigation report prepared by URS/John A. Blume & Associates, Engineers, June 1974; or any successor map thereto. (see Reference)

Sites that are deemed stable by the geologist and where the geologist has mapped the site underlain by bedrock at depth shallower than the proposed depth of excavation are not required to be explored to depths specified in Section 1803.5.6.

Proposed construction work that is subject to these requirements includes the construction of new buildings or structures having over 1000 square feet of new projected roof area, and horizontal or vertical additions having over 1000 square feet projected roof area of newly constructed addition. In addition, these requirements shall apply to the following activity or activities, if determined by the plan reviewer that the proposed work may have a substantial impact on the slope stability of any property, such as: shoring, underpinning, excavation or retaining wall work; grading, including excavation or fill, of over fifty (50) cubic yards of earth materials; or any other construction activity. Such determination by plan reviewer shall be verified by supervisor or manager.

If required as above, permit applications submitted to the Department of Building Inspection for construction shall include report(s) prepared and signed by both a licensed geologist and a licensed geotechnical or civil engineer identifying areas of potential slope instability, defining potential risks of development due to geological and geotechnical factors, and drawing conclusions and making recommendations regarding the proposed development. These reports shall undergo design review by a licensed geotechnical or civil engineer. Such design review shall verify that appropriate geological and geotechnical issues have been considered and that appropriate slope instability mitigation strategies, including drainage plans if required, have been proposed.

Procedure to request for Structural Advisory Committee (SAC). After reviewing all submitted information pursuant to Section 106A.4.1.4.4, the plan reviewer may request that the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by Building Code Section 105A.6. Such request will be reviewed by Supervisor or Manager and needs to be approved by Deputy Director.

Site Permit Processing. For projects that may be subject to the Slope Protection Act, plan reviewer should request design professional to stipulate on plan the acknowledgement that: Addendum plan review may determine the project is subjecting to compliance with the Slope Protection Act that requires submittal of Geological and Geotechnical report(s) per SFBC Section 106A.4.1.4.4. Two (2) hard copies and one (1) CD_ROM of the report(s) shall be submitted to DBI upon request, prior to issuance of the structural or foundation addenda.

Tom C. Hui

5/20/15

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

on
Date

Attachments: Seismic Hazard Zones Map Indices

1. Addresses in LANDSLIDE ZONES
www.sfdbi.org/IS_S05_Addresses_Landslide_Zones_Attachment01
2. Addresses in LIQUEFACTION ZONES
www.sfdbi.org/IS_S05_Addresses_Liquefaction_Zones_Attachment02

This Information Sheet is subject to modification at any time. For the most current version, visit our website at <http://www.sfdbi.org>

1 [Building Code - Slope and Seismic Hazard Zone Protection Act]
2

3 Ordinance amending the Building Code to revise the renamed City's Slope and Seismic
4 Hazard Zone Protection Act by clarifying the scope of its application to properties
5 exceeding an average slope of ~~25%~~4:1 grade, updating the map references, mandating
6 review by the Department of Building Inspection's Structural Advisory Committee
7 and/or a third party peer review under specified circumstances, and re-enacting and
8 modifying a paragraph in the scope section regarding the type of proposed
9 construction that triggers application of the Act which that was omitted inadvertently in
10 the adoption of the 2016 Code; affirming the Planning Department's determination
11 under the California Environmental Quality Act; and directing the Clerk of the Board of
12 Supervisors to forward this ordinance to the California Building Standards
13 Commission upon final passage.

14 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
15 **Additions to Codes** are in *single-underline italics Times New Roman font*.
16 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
17 **Board amendment additions** are in double-underlined Arial font.
18 **Board amendment deletions** are in ~~strikethrough Arial font~~.
19 **Asterisks (* * * *)** indicate the omission of unchanged Code
20 subsections or parts of tables.

21 Be it ordained by the People of the City and County of San Francisco:

22 Section 1. General Findings.

23 (a) The Planning Department has determined that the actions contemplated in this
24 ordinance comply with the California Environmental Quality Act (California Public Resources
25 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
Supervisors in File No. 171284 and is incorporated herein by reference. The Board affirms
this determination.

1 (b) On March 21, 2018, the Building Inspection Commission considered this
2 ordinance at a duly noticed public hearing pursuant to Charter Section D3.750-5.

3
4 Section 2. California Health and Safety Code Section 17958.7(b). No finding is
5 required under California Health and Safety Code Section 17958.7 because the ordinance
6 does not amend a "building standard" as defined in Section 18909 of that Code.

7
8 Section 3. The Building Code is hereby amended by revising Section 106A.4.1.4, to
9 read as follows:

10 **106A.4.1.4 The Slope and Seismic Hazard Zone Protection Act.** This Section of the San
11 Francisco Building Code shall be known as the Slope and Seismic Hazard Zone Protection Act.

12 **106A.4.1.4.1 Creation.** The Slope and Seismic Hazard Zone Protection Act shall apply
13 to all property within San Francisco that exceeds an average slope of 25%4 horizontal to 1
14 vertical grade or falls within certain mapped areas of the City, except those properties already
15 subject to the Edgehill Mountain Slope Protection Area or the Northwest Mt. Sutro Slope
16 Protection Area. For purposes of this Section "property" shall mean a legal lot of record.
17 Heightened review of certain permit applications, as provided in this section, shall be given to
18 all property subject to this Act.

19 **106A.4.1.4.2 Purpose.** Because landslides, earth movement, ground shaking,
20 drainage issues, and subsidence are likely to occur on or near steeply sloped properties and
21 within other defined areas causing severe damage and destruction to public and private
22 improvements, the Board of Supervisors finds that the public health, safety, and welfare is
23 best protected if the Building Official causes permit applications for the construction of new
24 buildings or structures and certain other construction work on property subject to the Slope
25 and Seismic Hazard Zone Protection Act to ~~undergo additional~~ undergo additional ~~be peer-~~

1 reviewed for structural integrity and effect on *hillside or* slope stability. The requirements for
2 projects subject to the Slope *and Seismic Hazard Zone* Protection Act are in addition to all other
3 applicable laws and regulations, including any and all requirements for environmental review
4 under the California Environmental Quality Act; compliance with the requirements contained
5 herein does not excuse a project sponsor from compliance with any other applicable laws and
6 regulations.

7 **106A.4.1.4.3 Scope.** (a) Properties are subject to these requirements where: (1) any
8 portion of the property either (1) ~~exceeds an average slope of 25% grade or~~ (2) lies within the
9 areas of "Earthquake-Induced Landslide" in the Seismic Hazard Zone Map, released by *the*
10 California Department of Conservation, Division of Mines and Geology, dated November 17,
11 2000, or amendments thereto *or* (2) the property exceeds an average slope of 4 horizontal to
12 1 vertical slope; *or within the "Landslide Hazard Areas" mapped as "Landslide Locations" in Figure*
13 *4 of the San Francisco Seismic Safety Investigation report prepared by URS/John A. Blume &*
14 *Associates, Engineers, June 1974, or any successor map thereto.*

15 (b) *Proposed construction work that is subject to these requirements includes the construction*
16 *of new buildings or structures having over 1,000 square feet of new projected roof area and horizontal*
17 *or vertical additions having over 500 square feet of new projected roof area. In addition, these*
18 *requirements shall apply to the following activity or activities if, in the opinion of the Building Official,*
19 *the proposed work may have a substantial impact on the slope stability of any property: shoring,*
20 *underpinning, excavation, or retaining wall work; grading, including excavation or fill, of over 50*
21 *cubic yards of earth materials; or any other construction activity that, in the opinion of the Building*
22 *Official, may have a substantial impact on the slope stability of any property.*

23 **106A.4.1.4.4 Mandatory submittal and review of reports and geotechnical**
24 **engineering review by the Structural Advisory Committee; review by other City**
25 **officials.** (a) All permit applications submitted to the *Department of Building Inspection Central*

1 Permit Bureau for construction work on properties subject to the Slope and Seismic Hazard Zone
2 Protection Act shall include report(s) prepared and signed by both a licensed geologist and a
3 licensed geotechnical engineer identifying areas of potential slope instability, defining potential
4 risks of development due to geological and geotechnical factors, including information
5 required by this section 106A.4.1.4.4 and Departmental guidelines and regulations, and
6 ~~drawing conclusions and~~ making recommendations regarding the proposed development.
7 These reports shall ~~undergo design review by a licensed geotechnical engineer~~ be submitted to and
8 reviewed by the ~~Structural Advisory Committee, as defined by Building Code Section~~
9 ~~105A.6~~undergo review as deemed appropriate by the Building Official or by their designated
10 staff. Such design review shall involve an internal review by Departmental staff. The Building
11 Official, in their discretion, may require third party peer review from a licensed geotechnical
12 engineer. After third party peer review, the Building Official, in their discretion, may establish
13 a by the Structural Advisory Committee, as defined by Building Code section 105A.6, to review
14 the project. If there is a history of landslides in the vicinity of the project, the Building Official
15 shall require third party peer review and establish a Structural Advisory Committee to review
16 the project. For purposes of the preceding sentence, "vicinity" shall mean any property
17 tangent to the subject project site that also appears on the current version of the California
18 Department of Conservation's Seismic Hazard Zone Map identified in section 106A.4.1.4.3.
19 The Building Official's or the Building Official's designee's decision(s) concerning the level of
20 review for a particular project or activity shall: (1) be in writing, (2) identify Departmental staff
21 involved in the decision, (3) be consistent with the criteria set forth in the Slope and Seismic
22 Hazard Zone Protection Act and any Departmental guidance adopted under section
23 106A.4.1.6, and (4) describe the basis for the decision.

24 (b) All such project reviews required under section 106A.4.1.4.4(a) shall verify that
25 appropriate geological and geotechnical issues have been considered and that appropriate

1 slope instability mitigation strategies, including drainage plans if required, have been
2 proposed. Review also shall consider any other factors relevant to mitigation slope instability,
3 including, but not limited to, the ground slope, soil type at the project site, the geologic
4 conditions, the history of landslides in the vicinity, the nature of the planned excavation and
5 construction, the proximity and type of adjacent construction, and the effect that construction
6 activity related to the proposed project will have on the safety and stability of the subject
7 property and properties within the vicinity of such property.

8 (c) No permits as specified above for properties subject to the Slope and Seismic Hazard Zone
9 Protection Act that involve review by the Structural Advisory Committee shall be issued unless
10 and until the Building Official has consulted with and received a written communication from
11 representatives of the Departments of Planning and Public Works, and the Fire Department, each of
12 whom has made a visit to the site for which the project is proposed, and the Building Official has
13 received a written report from the Structural Advisory Committee concerning the safety and integrity of
14 the proposed design and construction. As part of its review, the Structural Advisory Committee shall
15 make findings concerning the review criteria and analysis set forth in this section 106A.4.1.4.4
16 and Departmental guidelines and regulations regarding slope and seismic hazardseonsider
17 the effect that construction activity related to the proposed project will have on the safety and
18 stability of the property subject to the Slope and Seismic Hazard Zone Protection Act and
19 properties within the vicinity of such property.

20 **106A.4.1.4.5 Structural Advisory Committee and m**Mandatory denial by the Building
21 **Official.** After reviewing all submitted information pursuant to Section 106A.4.1.4.4, the Director, in
22 his or her sole discretion, may require that the permit application be subject to review by a Structural
23 Advisory Committee, as defined by Building Code Section 105A.6. When subject to such Structural
24 Advisory Committee review, no permits shall be issued unless and until the Building Official has
25 consulted with and received a written communication from representatives of the Department of

1 ~~Planning, Department of Public Works and Fire Department, each of whom has made a visit to the site~~
2 ~~for which the project is proposed, and the Building Official has received a written report from the~~
3 ~~Structural Advisory Committee concerning the safety and integrity of the proposed design and~~
4 ~~construction. As part of its review, the Structural Advisory Committee shall consider the effect that~~
5 ~~construction activity related to the proposed project will have on the safety and stability of the property~~
6 ~~subject to the Slope and Seismic Hazard Zone Protection Act and properties within the vicinity of such~~
7 ~~property.~~

8 In the event that the ~~Building Official establishes a~~ Building Official establishes a
9 ~~Structural Advisory Committee, and such Committee~~ and such Committee determines that there
10 is a reasonable likelihood that the proposed design and construction would result in unsafe
11 conditions or would increase the likelihood of hillside or slope instability, and such unsafe
12 conditions or instability cannot be mitigated to the satisfaction of the Committee, the Building
13 Official shall deny the permit. The Building Official's decision to deny the permit is appealable
14 only to the Board of Appeals.

15 **106A.4.1.4.6 Regulations to implement the Slope and Seismic Hazard Zone**
16 **Protection Act.** The Building Official is hereby authorized to adopt rules, regulations,
17 administrative bulletins, or other written guidelines to assist the Department in implementing
18 this Section 106A.4.1.4, provided that any such guidance shall be in addition to the criteria set
19 forth in section 106A.4.1.4.4 or elsewhere in this Act and shall not conflict with or diminish any
20 of the permit review criteria in this Building Code, including, but not limited to, requirements for
21 applicants to demonstrate that a project site is not subject to the Slope Protection Act. Such
22 guidance may provide objective criteria to exempt certain projects and activities from
23 discretionary third party peer or Structural Advisory Committee review where the soil at the
24 project site is dune sand or Colma Formation and the project or activity presents
25 circumstances that would not necessitate more extensive review.

1
2 Section 4. Effective Date. This ordinance shall become effective 30 days after
3 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
4 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
5 of Supervisors overrides the Mayor's veto of the ordinance
6

7 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
8 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
9 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
10 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
11 additions, and Board amendment deletions in accordance with the "Note" that appears under
12 the official title of the ordinance.
13

14 Section 6. Directions to the Clerk. The Clerk of the Board of Supervisors is hereby
15 directed to forward a copy of this ordinance to the California Building Standards Commission
16 upon final passage.
17

18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20 By:



21 JOHN D. MALAMUT
22 Deputy City Attorney

23 n:\egarias\as2017\11700718\01273467.docx
24
25



Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS _____ APPLICATION NO. _____ ADDENDUM NO. _____
OWNER NAME _____ OWNER PHONE NO. () _____

1: PROPERTY LOCATION			3: PROPOSED CONSTRUCTION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES	NO	CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES	NO
	<input type="checkbox"/>	<input type="checkbox"/>	HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES	NO
			SHORING	YES	NO
			UNDERPINNING	YES	NO
2: AVERAGE SLOPE OF PROPERTY			GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES	NO
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE <i>(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)</i>	YES	NO	CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
	<input type="checkbox"/>	<input type="checkbox"/>	RETAINING WALL:	YES	NO
			OTHERS: _____	YES	NO

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: _____
Engineer/Architect of Record

[Architect/Engineer
Stamp Here]

Telephone _____ Email _____

Signature _____ Date _____

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

- If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

- If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

- If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

- If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: _____ Phone: (415)
 DBI Plan Review Engineer

Comment: _____



INFORMATION SHEET

NO. S-19

DATE : October 2, 2018

CATEGORY : Structural

SUBJECT : **Properties Subject to the Slope and Seismic Hazard Zone Protection Act (SSPA) Ordinance**

PURPOSE : The purpose of this Information Sheet is to clarify the permit process for projects subject to the Slope and Seismic Hazard Protection Act (SSPA).

REFERENCE : 2016 San Francisco Building Code (SFBC)
State of California Department of Conservation Division of Mines and Geology (CDMG) Seismic Hazard Zones Map for San Francisco released November 17, 2000.
Ordinance No. 121-18: Slope and Seismic Hazard Protection Zone Act (effective 6/23/2018)
Topographic Map of San Francisco: 4H:1V Slope dated July 25, 2018.

DISCUSSION :

A. Project and Properties Subject to Slope and Seismic Hazard Zone Protection Act (SSPA) Ordinance:

1. Properties are subject to the requirements of this ordinance if: (1) any portion of the property lies within the areas of the "Earthquake Induced Landslide Zones" in the Seismic Hazard Zone Map, release by the California Department of Conservation, Division of Mines and Geology, dated November 17, 2000 or (2) the property exceeds an average slope of 4 horizontal to 1 vertical (4H:1V) per Topographic Map of San Francisco: 4H:1V Slope dated July 25, 2018 ; and
2. Proposed construction involves the following: (1) construction of a new building or structure having over 1,000 square feet of new projected roof area; (2) horizontal or vertical addition having over 500 square feet of new projected roof area; (3) shoring; (4) underpinning; (5) grading, including excavation or fill, of over 50 cubic yards of earth materials; or (6) or any other construction activity that, in the opinion of the Building Official, may have a substantial impact on the slope stability.

B. Projects Exempted from SSPA Ordinance:

The following projects are exempted from the SSPA Ordinance and do not require completion or submittal of the SSPA Checklist:

1. Proposed construction without plans.
2. Proposed construction without structural alterations or grading with less than 50 cubic yards of earth materials.

C. Permit Submittal and SSPA Checklist:

In addition to the Department of Building Inspection (DBI) requirements and guidelines for permit submittal and review, the SSPA shall not conflict with or diminish any other submittal or review criteria's established in the SFBC, DBI guidelines or regulations.

1. Applicants shall include plans illustrating the slope of the property, and/or provide a survey verifying the accuracy of the slope of the property by a Land Surveyor licensed in the State of California.
2. Applicants shall complete all sections of the SSPA Checklist and have the SSPA Checklist attached onto the plans.
3. A DBI Plan Reviewer shall review all permits and verify completeness and accuracy of the SSPA Checklist.

D. Guidelines for Completing the SSPA Checklist:

1. Completing Section 1:

Applicants shall mark the appropriate box in Section 1 "Property Location" to determine whether the subject property falls within the Earthquake Induced Landslide Hazard Zones in San Francisco.

2. Completing Section 2:

Applicants shall mark the appropriate box in Section 2 "Average Slope of Property" to identify whether the average slope of the subject property exceeds 4H:1V.

3. Completing Section 3:

Applicants shall mark all appropriate boxes in Section 3 "Proposed Construction" associated with the proposed construction. If required, a DBI Plan Reviewer shall mark the box associated with "Others" indicating additional scope of work that may have a substantial impact on the slope stability of the site or create a potential for earthquake induced landslide hazards.

4. Completing Section 4:

The licensed design professional of record shall provide and complete all information required in Section 4 "Licensed Design Professional Verification and Signatures" and affix their professional stamp and signature in the allocated box.

E. Additional Reports Required for Properties Subject to SSPA Ordinance:

In addition to the SSPA Checklist, project sponsors for properties subject to the SSPA ordinance shall include a geotechnical investigation conducted in accordance with SFBC Section 1803.2 and report(s) prepared and signed by both a license geologist and a license geotechnical engineer in accordance with SFBC Section 1803.6. In addition, the report(s) shall address the following per SFBC Section 106A.4.1.4.4:

1. Identifying areas of potential slope instabilities.
2. Defining potential risks of development due to geological and geotechnical factors, including, but not limited to, ground slopes, soil types, geological conditions and history of landslides in the vicinity.
3. Making recommendations regarding the appropriate slope instability mitigation strategies, including drainage plans if required.

F. Assignment of a Project Review Tier and Establishment of a SSPA Review Committee

1. After review of the SSPA Checklist and submittal documents, a DBI Plan Review Engineer shall assign a Review Tier to the project based on the following guidelines:

EXEMPTED: REPORTS PER SECTION E AND THIRD PARTY PEER REVIEW NOT REQUIRED

If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: REPORTS PER SECTION E BUT THIRD PARTY PEER REVIEW NOT REQUIRED

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: REPORTS PER SECTION E AND THIRD PARTY PEER REVIEW REQUIRED:

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the project be subject to a third party peer review.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in his or her (its) discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: STRUCTURAL ADVISORY COMMITTEE (SAC) REVIEW

If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

2. In circumstantial conditions where a project or property present complex challenges, the DBI Plan Review Engineer may request the assistance of the SSPA Review Committee. The Committee will meet to determine the Review Tier applicable to the subject project. The Director shall appoint the members of the SSPA Review Committee where the Committee shall comprise of no less than three (3) DBI Engineers with the following minimum qualifications appointed by the Director:
 - a. A Supervising Engineer licensed as a Structural Engineer in California.
 - b. A Supervising Engineer licensed as a Civil Engineer in California.
 - c. A Plan Review Engineer licensed as a Geotechnical Engineer in California.

G. Discretionary Third Party Peer Review

The DBI Plan Review Engineer (or SSPA Review Committee, if established), in his or her (its) discretion, may require a Third Party Peer review by a licensed geotechnical engineer.

The Third Party Peer Review shall provide additional and specialized expertise to supplement DBI review. The Third Party geotechnical engineer will meet with the Engineer of Record (EOR) and with the Plan Review Engineer as needed throughout the review process. If a SSPA Review Committee is established, the Plan Review Engineer shall provide the Committee with regular updates, as necessary, and any reports or findings.

Review by the Third Party geotechnical engineer is not intended to replace quality assurance measures ordinarily exercised by the EOR. Responsibility for the design remains solely with the EOR and the burden to demonstrate conformance of the design to the intent of the SFBC provisions and DBI guidelines or regulations reside solely with the EOR. The responsibility for conducting the plan review resides with the DBI Plan Review Engineer with assistance from the SSPA Review Committee if one is established.

The Third Party geotechnical engineer shall be licensed as a Geotechnical Engineer in California and shall be a recognized expert in the relevant field of geotechnical and geological engineering, and possess other areas of knowledge and experience relevant to the project.

The DBI Plan Review Engineer (or SSPA Review Committee, if established) shall select the Third Party geotechnical engineer. The Project Sponsor then may engage the Third Party geotechnical engineer as a consultant for assistance as appropriate. The Third Party geotechnical engineer shall have no conflict of interest with respect to the project and shall not be considered part of the design team for the project. The responsibility of the Third Party geotechnical engineer is to assist DBI in ensuring compliance of the design with the SFBC. The Third Party geotechnical engineer will be contracted with DBI and his or her responsibility shall be to DBI.

DBI will be responsible for the payment and other expenses for the professional service of the Third Party geotechnical engineer. The Third Party geotechnical engineer shall provide to the Plan Review Engineer (or the SSPA Review Committee, if established) a written copy of his or her proposed scope of work of their contract and associated fees. The proposed scope of service in the contract and any changes proposed to be made thereto shall be approved by the Plan Review Engineer (or the SSPA Review Committee, if established).

H. Structural Advisory Committee (SAC) Review

After a Third Party Peer Review, the Plan Review Engineer (or SSPA Review Committee, if established) in his or her (its) discretion, may establish a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6, to review the project and advise on matters pertaining to the design and construction of the project that may affect the slope stability of the site or create a potential for earthquake induced landslide hazards.

During review required under SFBC Section 106A4.1.4.4, the SAC shall verify that the project sponsor considered appropriate geological and geotechnical issues and proposed appropriate slope instability mitigation strategies, including drainage.

SAC review shall also consider other factors relevant to mitigate slope instabilities, including, but not limited to, ground slopes, soil types, geologic conditions, history of landslides in the vicinity, nature of construction, proximity and type of adjacent construction, and effects of the construction activity on the safety and stability of the subject property and properties within the vicinity.

DBI will be responsible for the payment and other expenses for the professional services of the SAC members. The SAC members shall provide to the Plan Review Engineer (or the SSPA Review Committee, if established) a written copy of his or her proposed scope of work of their contract and associated fees. The proposed scope of service in the contract and any changes proposed to be made thereto shall be approved by the Plan Review Engineer (or the SSPA Review Committee, if established).

I. Communication with City Planning, Public Works and the Fire Department:

No permits as specified above for properties subject to the SSPA ordinance that involve review by the Structural Advisory Committee (SAC) shall be issued unless and until DBI has consulted with and received written communication from representatives of the Departments of City Planning, Public Works, and the Fire Department, each of whom has made a visit to the site for which the project is proposed, and DBI has received a written report from the Structural Advisory Committee (SAC) concerning the safety and integrity of the proposed design and construction.

J. Mandatory Denial by DBI:

In the event that DBI establishes a Structural Advisory Committee (SAC) and such Committee determines that there is a reasonable likelihood that the proposed design and construction would result in unsafe conditions or would increase the likelihood of hillside or slope instability, and such unsafe conditions or instability cannot be mitigated to the satisfaction of the Committee, DBI shall deny the permit. DBI's decision to deny the permit is appealable only to the Board of Appeals.

K. Tracking Permits Subject to SSPA Ordinance:

1. MIS shall enable PTS/SFPermit to flag permits subject to the SSPA ordinance.
2. MIS shall enable PTS/SFPermit to generate a report on assignment of Review Tiers of permits subject to the SSPA ordinance.



10/2/2018

Gary Ho, S.E., Senior Engineer
Manager, Permit Services
Department of Building Inspection

Date:



10/2/18

Daniel Lowrey
Deputy Director, Permit Services
Department of Building Inspection

Date:



10/2/18

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

Date

Attachment A: Slope and Seismic Hazard Zone Protection Checklist

This Information Sheet is subject to modification at any time. For the most current version, visit our website at <http://www.sfdbi.org>



Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS _____ APPLICATION NO. _____ ADDENDUM NO. _____

OWNER NAME _____ OWNER PHONE NO. () _____

1: PROPERTY LOCATION			3: PROPOSED CONSTRUCTION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES <input type="checkbox"/>	NO <input type="checkbox"/>	CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			SHORING	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			UNDERPINNING	YES <input type="checkbox"/>	NO <input type="checkbox"/>
2: AVERAGE SLOPE OF PROPERTY			GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES <input type="checkbox"/>	NO <input type="checkbox"/>
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE <i>(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY: RETAINING WALL:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			OTHERS: _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: _____
Engineer/Architect of Record

[Architect/Engineer
Stamp Here]

Telephone Email

Signature Date

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

- If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

- If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

- If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

- If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: _____ Phone: (415) _____
 DBI Plan Review Engineer

Comment: _____



City and County of San Francisco

Tails Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 171284

Date Passed: May 15, 2018

Ordinance amending the Building Code to revise the renamed City's Slope and Seismic Hazard Zone Protection Act by clarifying the scope of its application to properties exceeding an average slope of 4:1 grade, updating the map references, mandating review by the Department of Building Inspection's Structural Advisory Committee and/or a third party peer review under specified circumstances, and re-enacting and modifying a paragraph in the scope section regarding the type of proposed construction that triggers application of the Act that was omitted inadvertently in the adoption of the 2016 Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

April 16, 2018 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

April 16, 2018 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

April 24, 2018 Board of Supervisors - CONTINUED ON FIRST READING

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

May 08, 2018 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

May 08, 2018 Board of Supervisors - PASSED ON FIRST READING AS AMENDED


Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

May 15, 2018 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

File No. 171284

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 5/15/2018 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board



Mark E. Farrell
Mayor



Date Approved

S.R.# 8020

Earth Focus Geological Services, Inc.

115 Orchard Drive • Fremont, CA 94536
Tel/Fax (510) 794-7495

September 19, 2013
Project No: S13-01364

Mr. Mel Murphy
4153 24th Street
San Francisco, CA 94114

Subject: Geologic Rock Face Mapping and
Engineering Consultation During Construction
Proposed Residential Construction
125 Crown Terrace Drive
San Francisco, California

2719 B / 003

Dear Mr. Murphy:

As you are aware, a massive excavation up to 30 feet high within hard chert and graywacke sandstone is proposed near the west or upslope side of the lot to accommodate the new construction for the proposed improvements to the property at 125 Crown Terrace Drive in San Francisco, California. Based on our current knowledge of the site geology as summarized in our Engineering Geologic Hazards Evaluation Report, dated July 22, 2013, the substantial excavation necessary for the project will likely expose unsupported joint and bedding planes and therefore, the excavation walls will be shored for safety and to protect the adjacent properties.

We recommend that the exposed rock faces along the north, west, and south sides of the proposed excavation be geologically mapped during excavation at intervals consistent with the sequence of shoring construction shown on the Temporary Shoring Plans prepared by Santos & Urrutia, dated September 5, 2013, specifically Sheets SK4 and SK5. By mapping lithologies and joint/bedding planes, we can confirm our initial assumptions regarding the character of the rocks below the existing ground surface, and modify the rock bolt spacing and position as necessary. A final geologic report will be prepared at the end of the construction phase of the project documenting our work.

We will provide you with an estimated cost proposal for our services during construction as the Engineering Geologist of Record for the project. If you have any questions regarding the contents of this letter, please do not hesitate to call us at (510) 794-7495.

Sincerely,

EARTH FOCUS GEOLOGICAL SERVICES, INC.


Patrick L. Drumm, PG, CEG, CHG
Senior Engineering Geologist



Earth Focus Geological Services, Inc.

115 Orchard Drive • Fremont, CA 94536

Tel/Fax (510) 794-7495

SR: 8020

September 20, 2013
Project No: S13-01364

Mr. Mel Murphy
4153 24th Street
San Francisco, CA 94114

Subject: Temporary Shoring Plan Review
Proposed Residential Construction
125 Crown Terrace Drive
San Francisco, California

2719 B / 003

Dear Mr. Murphy:

As requested, we have reviewed the Temporary Shoring Plans prepared by Santos & Urrutia, dated August 1, August 30, and September 5, 2013, for the proposed improvements to the property at 125 Crown Terrace Drive in San Francisco, California. The plans reviewed include Sheets SK1 (09/05/13), SK (08/01/13), SK3 (09/05/13), SK4 (09/05/13), SK5 (09/05/13), SH1-N (08/30/13), SH2-N (08/30/13), SH1-S (08/30/13), and SH1-W (08/30/13). We have also reviewed the Santos & Urrutia's Building Section, Grading and Drainage, and Foundation Plans, dated August 30, 2013, that include Sheets S1.0, SK1, SK2, SK3, SK4, SK5, S2, S3, and S4.

We understand that the existing dwelling is to be temporarily supported by cribbing to allow for a substantial excavation of the upper portion of the site. A massive excavation up to 30 feet high within hard chert and graywacke sandstone is proposed near the west or upslope side of the lot to accommodate the new construction. The final design will incorporate the existing dwelling with new construction to create a multi-story residence with offstreet parking near Crown Terrace. The substantial excavation necessary for the project will likely expose unsupported joint and bedding planes and therefore, the excavation walls will be shored for safety and to protect the adjacent properties.

Based on our current knowledge of the site geology as summarized in our Engineering Geologic Hazards Evaluation Report, dated July 22, 2013, we conclude that rock bolting should provide adequate protection for the temporary support of the exposed rock walls during construction. The rock bolt spacing and layout, and sequence of shoring construction shown on the referenced plans are also appropriate for the site conditions in our opinion. Rock bolts are shown for temporary support along the north property line (Foundation Line A0) and near the west property boundary (Foundation Line 7). However, the excavation along the south property line (Foundation Line E0) indicates that the rock face is to be supported by a temporary 6-inch concrete wall attached to the rock face with epoxy grouted dowels embedded 4-inches into the rock. This proposed concrete wall is to be temporarily braced near the back southwest corner against the rock bolted west excavation (Foundation Line 7).

In our opinion, the proposed temporary concrete wall along the south property line (Foundation Line E0) may not provide sufficient support along this side of the proposed excavation. If rock

2011 - 1006 - 6315

bolts cannot be installed, we would suggest another means of temporary support along the south property boundary, such as a concrete drilled pier-supported timber lagging wall.

LIMITATIONS

The proposed construction at the site should be designed, observed, and built by qualified professionals. We make no representations regarding future conditions at the site. Changes in site conditions and standard of practice can occur over time; consequently, the conclusions in this report should be reviewed after two years, and updated by this office, if necessary.

Thank you for providing us with the opportunity to provide our services on this project. If you have any questions regarding the contents of this letter, please do not hesitate to call us at (510) 794-7495.

Sincerely,

EARTH FOCUS GEOLOGICAL SERVICES, INC.



Patrick L. Drumm, PG, CEG, CHG
Senior Engineering Geologist



GEOLOGIST AND GEOPHYSICIST ACT

(Business and Professions Code §§ 7800 – 7887)

INCLUDES AMENDMENTS MADE DURING THE 2018 LEGISLATIVE SESSION
(Effective January 1, 2019, unless otherwise noted)

CHAPTER 12.5. GEOLOGISTS AND GEOPHYSICISTS

Article 1. General Provisions

7800. Geologist and Geophysicist Act

This chapter of the Business and Professions Code constitutes the chapter on geologists and geophysicists. It may be cited as the Geologist and Geophysicist Act.

7801. "Board" defined

(a) "Board," as used in this chapter, means the Board for Professional Engineers, Land Surveyors, and Geologists established under Section 6710. Any reference in any law or regulation to the Board for Geologists and Geophysicists or the State Board of Registration for Geologists and Geophysicists shall be deemed to refer to the Board for Professional Engineers, Land Surveyors, and Geologists.

(b) The board shall succeed to, and is vested with, all the duties, powers, purposes, responsibilities, and jurisdiction previously vested in the Board for Geologists and Geophysicists.

(c) The board shall receive two personnel years that were previously allocated to the Board for Geologists and Geophysicists for the performance of the board's responsibilities under this chapter.

7802. "Geology" defined

"Geology," as used in this chapter, refers to that science which treats of the earth in general; investigation of the earth's crust and the rocks and other materials which compose it; and the applied science of utilizing knowledge of the earth and its constituent rocks, minerals, liquids, gases and other materials for the benefit of mankind.

7802.1. "Geophysics" defined

"Geophysics," as used in this chapter, refers to that science which involves study of the physical earth by means of measuring its natural and induced fields of force, including, but not limited to, electric, gravity, and magnetic, and its responses to natural and induced energy and the interpreting of these measurements and the relating of them to the physics of the earth.

7803. "Geologist" defined

"Geologist," as used in this chapter, refers to a person engaged in the practice of geology.

7803.1. "Geophysicist" defined

"Geophysicist," as used in this chapter, refers to a person engaged in the practice of geophysics.

7834. Effect of chapter on non-geological or non-geophysical businesses

This chapter does not prevent or prohibit an individual, firm, company, association or corporation whose principal business is other than the practice of geology or geophysics from employing a geologist or geophysicist to perform professional services in geology or geophysics incidental to the conduct of their business.

7835. Preparation of geologic documents; signing and sealing requirements

All geologic plans, specifications, reports, or documents shall be prepared by a professional geologist or licensed certified specialty geologist, or by a subordinate employee under his or her direction. In addition, they shall be signed by the professional geologist or licensed certified specialty geologist and stamped with his or her seal, both of which shall indicate his or her responsibility for them.

7835.1. Preparation of geophysical documents; signing and sealing requirements

All geophysical plans, specifications, reports, or documents shall be prepared by a professional geophysicist, licensed certified specialty geophysicist, professional geologist, licensed certified specialty geologist, or by a subordinate employee under his or her direction. In addition, they shall be signed by the professional geophysicist, licensed certified specialty geophysicist, professional geologist, or licensed certified specialty geologist, and stamped with his or her seal, both of which shall indicate his or her responsibility for them.

7836. Federal exemption

Officers and employees of the United States of America practicing solely as such officers or employees are exempt from registration under the provisions of this chapter.

7837. Exemption for subordinates

A subordinate to a geologist or geophysicist registered under this chapter, insofar as he or she acts solely in that capacity, is exempt from registration under the provisions of this chapter. This exemption, however, does not permit any subordinate to practice geology or geophysics for others in his or her own right or to use the title "professional geologist" or "professional geophysicist."

7838. Exemption for civil engineers and petroleum engineers

A civil engineer empowered to practice civil engineering in this state, and a petroleum engineer registered in this state, under provisions of Chapter 7 (commencing with Section 6700) of Division 3 of this code insofar as they practice civil engineering in its various branches or petroleum engineering, respectively, are exempt from registration under the provisions of this chapter.

7839. Prohibition against offering or practicing civil engineering

This chapter shall not empower a geologist or geophysicist registered under this chapter to practice or offer to practice civil engineering and any of its various recognized branches.

PROFESSIONAL ENGINEERS ACT

(Business and Professions Code §§ 6700 – 6799)

INCLUDES AMENDMENTS MADE DURING THE 2018 LEGISLATIVE SESSION
(Effective January 1, 2019, unless otherwise noted)

CHAPTER 7. PROFESSIONAL ENGINEERS

Article 1. General Provisions

6700. Professional Engineers Act

This chapter constitutes the chapter on professional engineers. It may be cited as the Professional Engineers Act.

6701. Professional engineer defined

“Professional engineer,” within the meaning and intent of this act, refers to a person engaged in the professional practice of rendering service or creative work requiring education, training and experience in engineering sciences and the application of special knowledge of the mathematical, physical and engineering sciences in such professional or creative work as consultation, investigation, evaluation, planning or design of public or private utilities, structures, machines, processes, circuits, buildings, equipment or projects, and supervision of construction for the purpose of securing compliance with specifications and design for any such work.

6702. Civil engineer defined

“Civil engineer” as used in this chapter means a professional engineer in the branch of civil engineering and refers to one who practices or offers to practice civil engineering in any of its phases.

6702.1. Electrical engineer defined

“Electrical engineer” as used in this chapter means a professional engineer in the branch of electrical engineering and refers to one who practices or offers to practice electrical engineering in any of its phases.

6702.2. Mechanical engineer defined

“Mechanical engineer” as used in this chapter means a professional engineer in the branch of mechanical engineering and refers to one who practices or offers to practice mechanical engineering in any of its phases.

6703. Responsible charge of work defined

The phrase “responsible charge of work” means the independent control and direction, by the use of initiative, skill, and independent judgment, of the investigation or design of professional engineering work or the direct engineering control of such projects. The phrase does not refer to the concept of financial liability.

engineer shall be designated the person in responsible charge of professional engineering work for each branch of professional engineering practiced in any department or agency of the state, city, county, or city and county.

(b) Any department or agency of the state or any city, county, or city and county that has an unlicensed person in responsible charge of engineering work on January 1, 1985, shall be exempt from this requirement until that time as the person currently in responsible charge is replaced.

(c) The designated person in responsible charge of professional civil engineering work of any department or agency of the state, city, county, city and county, district, or special district pursuant to this section is responsible for compliance with subdivisions (b) and (c) of Section 8771.

6731. Civil engineering defined

Civil engineering embraces the following studies or activities in connection with fixed works for irrigation, drainage, waterpower, water supply, flood control, inland waterways, harbors, municipal improvements, railroads, highways, tunnels, airports and airways, purification of water, sewerage, refuse disposal, foundations, grading, framed and homogeneous structures, buildings, or bridges:

(a) The economics of, the use and design of, materials of construction and the determination of their physical qualities.

(b) The supervision of the construction of engineering structures.

(c) The investigation of the laws, phenomena and forces of nature.

(d) Appraisals or valuations.

(e) The preparation or submission of designs, plans and specifications and engineering reports.

(f) Coordination of the work of professional, technical, or special consultants.

(g) Creation, preparation, or modification of electronic or computerized data in the performance of the activities described in subdivisions (a) through (f).

Civil engineering also includes city and regional planning insofar as any of the above features are concerned therein.

Civil engineers registered prior to January 1, 1982, shall be authorized to practice all land surveying as defined in Chapter 15 (commencing with Section 8700) of Division 3.

[NOTE: The last registration number issued to a civil engineer registered before January 1, 1982 was 33,965.]

6731.1. Civil engineering - additional authority for engineering surveying

Civil engineering also includes the practice or offer to practice, either in a public or private capacity, all of the following:

(a) Locates, relocates, establishes, reestablishes, or retraces the alignment or elevation for any of the fixed works embraced within the practice of civil engineering, as described in Section 6731.

(b) Determines the configuration or contour of the earth's surface or the position of fixed objects above, on, or below the surface of earth by applying the principles of trigonometry or photogrammetry.

(c) Creates, prepares, or modifies electronic or computerized data in the performance of the activities described in subdivisions (a) and (b).

GEOLOGIST AND GEOPHYSICIST ACT

(Business and Professions Code §§ 7800 – 7887)

INCLUDES AMENDMENTS MADE DURING THE 2018 LEGISLATIVE SESSION

(Effective January 1, 2019, unless otherwise noted)

CHAPTER 12.5. GEOLOGISTS AND GEOPHYSICISTS

Article 1. General Provisions

7800. Geologist and Geophysicist Act

This chapter of the Business and Professions Code constitutes the chapter on geologists and geophysicists. It may be cited as the Geologist and Geophysicist Act.

7801. "Board" defined

(a) "Board," as used in this chapter, means the Board for Professional Engineers, Land Surveyors, and Geologists established under Section 6710. Any reference in any law or regulation to the Board for Geologists and Geophysicists or the State Board of Registration for Geologists and Geophysicists shall be deemed to refer to the Board for Professional Engineers, Land Surveyors, and Geologists.

(b) The board shall succeed to, and is vested with, all the duties, powers, purposes, responsibilities, and jurisdiction previously vested in the Board for Geologists and Geophysicists.

(c) The board shall receive two personnel years that were previously allocated to the Board for Geologists and Geophysicists for the performance of the board's responsibilities under this chapter.

7802. "Geology" defined

"Geology," as used in this chapter, refers to that science which treats of the earth in general; investigation of the earth's crust and the rocks and other materials which compose it; and the applied science of utilizing knowledge of the earth and its constituent rocks, minerals, liquids, gases and other materials for the benefit of mankind.

7802.1. "Geophysics" defined

"Geophysics," as used in this chapter, refers to that science which involves study of the physical earth by means of measuring its natural and induced fields of force, including, but not limited to, electric, gravity, and magnetic, and its responses to natural and induced energy and the interpreting of these measurements and the relating of them to the physics of the earth.

7803. "Geologist" defined

"Geologist," as used in this chapter, refers to a person engaged in the practice of geology.

7803.1. "Geophysicist" defined

"Geophysicist," as used in this chapter, refers to a person engaged in the practice of geophysics.

7834. Effect of chapter on non-geological or non-geophysical businesses

This chapter does not prevent or prohibit an individual, firm, company, association or corporation whose principal business is other than the practice of geology or geophysics from employing a geologist or geophysicist to perform professional services in geology or geophysics incidental to the conduct of their business.

7835. Preparation of geologic documents; signing and sealing requirements

All geologic plans, specifications, reports, or documents shall be prepared by a professional geologist or licensed certified specialty geologist, or by a subordinate employee under his or her direction. In addition, they shall be signed by the professional geologist or licensed certified specialty geologist and stamped with his or her seal, both of which shall indicate his or her responsibility for them.

7835.1. Preparation of geophysical documents; signing and sealing requirements

All geophysical plans, specifications, reports, or documents shall be prepared by a professional geophysicist, licensed certified specialty geophysicist, professional geologist, licensed certified specialty geologist, or by a subordinate employee under his or her direction. In addition, they shall be signed by the professional geophysicist, licensed certified specialty geophysicist, professional geologist, or licensed certified specialty geologist, and stamped with his or her seal, both of which shall indicate his or her responsibility for them.

7836. Federal exemption

Officers and employees of the United States of America practicing solely as such officers or employees are exempt from registration under the provisions of this chapter.

7837. Exemption for subordinates

A subordinate to a geologist or geophysicist registered under this chapter, insofar as he or she acts solely in that capacity, is exempt from registration under the provisions of this chapter. This exemption, however, does not permit any subordinate to practice geology or geophysics for others in his or her own right or to use the title "professional geologist" or "professional geophysicist."

7838. Exemption for civil engineers and petroleum engineers

A civil engineer empowered to practice civil engineering in this state, and a petroleum engineer registered in this state, under provisions of Chapter 7 (commencing with Section 6700) of Division 3 of this code insofar as they practice civil engineering in its various branches or petroleum engineering, respectively, are exempt from registration under the provisions of this chapter.

7839. Prohibition against offering or practicing civil engineering

This chapter shall not empower a geologist or geophysicist registered under this chapter to practice or offer to practice civil engineering and any of its various recognized branches.













Earth Focus Geological Services, Inc.

www.earthfocusgeology.com
115 Orchard Drive • Fremont, CA 94536
Tel/Fax (510) 794-7495

December 22, 2015
Project No: S14-01388

Jay Chen, Property Owner
412 Amherst Street
San Francisco, CA 94134

Subject: Implementation of 2015-2016 Winterization Measures
287 Cresta Vista Way
San Francisco, California

Dear Mr. Chen:

As requested, we have prepared this letter to document our recent field observations of the winterization measures installed within the project site located at 287 Cresta Vista Way in San Francisco, California. The contractor was Alex Volodarsky with Adept Construction Solutions, Inc., of San Francisco. We initially visited the project site on Thursday, December 17, 2015 and again on Monday, December 21, 2015. We did not observe the installation or construction of any of the erosional control products or items. Listed below are our observations.

- Generally, the barren slopes below the existing concrete pier and wood lagging retaining wall were observed to be covered with an erosion control blanket secured to the ground surface.
- Generally, the barren slopes above the existing concrete pier and wood lagging retaining wall were observed to be covered with a layer of jute mesh. The jute mesh was overlain by a layer of galvanized welded wire mesh. Both layers were secured to the ground surface.
- Relatively short temporary wood retaining walls have been constructed along the lower east and west property boundaries near Cresta Vista, and above the existing concrete pier and wood lagging retaining wall along the top of the cut slope.
- The west end of the existing concrete pier and wood lagging retaining wall has been extended to the property boundary to redirect surface drainage.
- Subdrains consisting of perforated pipe have been installed behind both the existing concrete pier and wood lagging retaining wall, and behind the upper temporary wood retaining wall above the cut slope. Cleanouts have been added to the subdrains.
- Temporary catch basins with grated tops have been installed above the subdrains behind the existing concrete pier and wood lagging retaining wall and on the slope above Cresta Vista in the southwest portion of the property.


- All of the subdrains and catch basins have been connected to solid pipes that generally rest on top of the erosion control blanket and jute mesh. The solid pipes have been secured to the ground surface, and discharge into a storm drain dissipator near the base of the slope.
- A storm drain dissipator box has been constructed near the base of the slope consisting of a wooden box filled with drain rock. The box is supported along the downslope side by a temporary wood retaining wall. Drain rock has also been installed in the sidewalk area along Cresta Vista.

The winterization items observed at the project site are in general accordance with those shown on the approved set of Erosion Control Plans prepared by MTR, Inc., dated October 22, 2015. It is our opinion that the winterization measures observed at the project site should provide adequate protection from erosion. However, we note that these winterization measures are to be considered temporary and they may require some maintenance and/or repair as necessary if the erosion control blankets or wire mesh become detached from the slope. The on-going monitoring program of survey points located within the property and within the upslope property at 19 Sherwood Court as shown on the Topographic Survey & Monitoring Point Location plan by Fredrick T. Seher & Associates, Inc., dated October 23, 2015, was established to detect possible deep-seated slope movements.

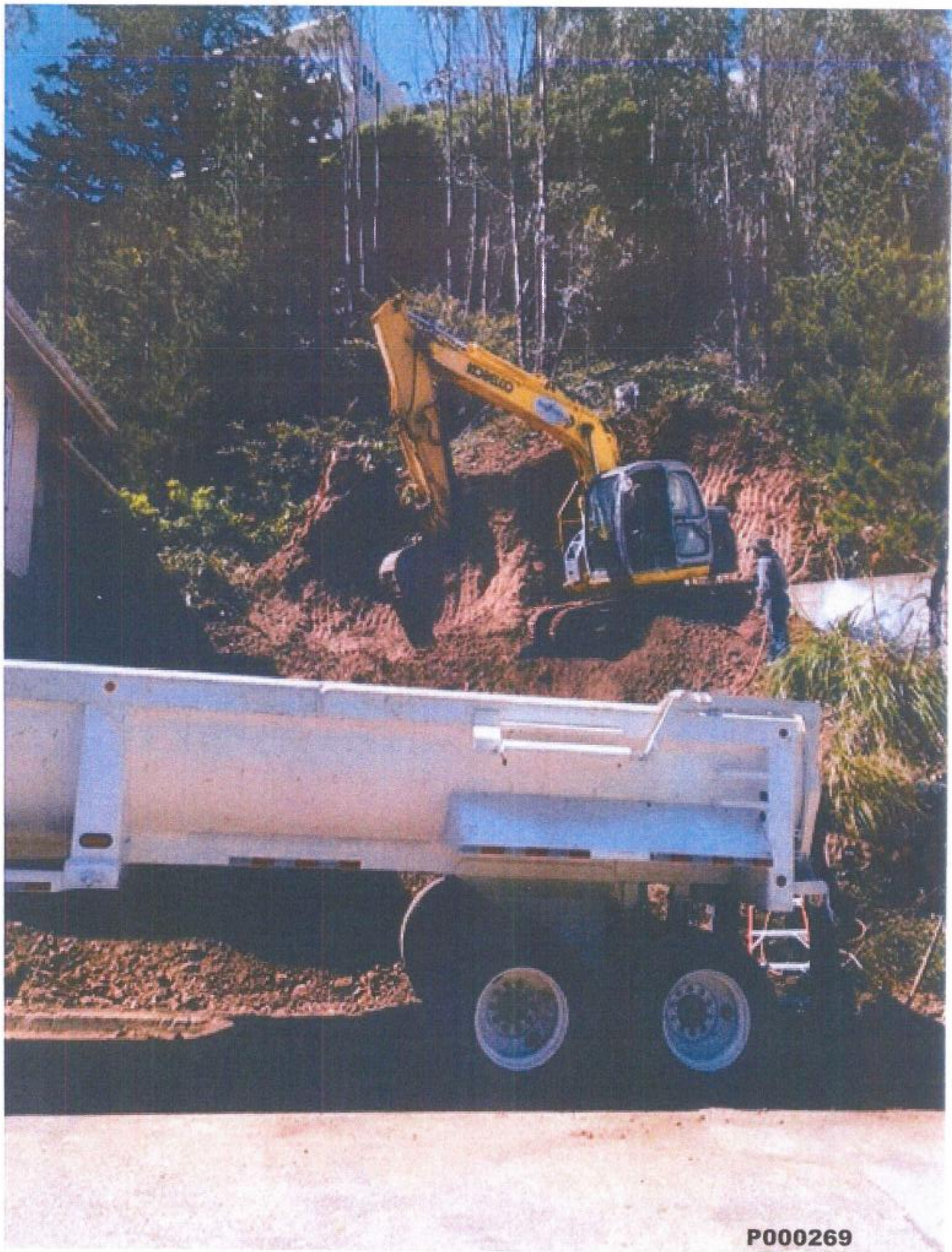
Please contact us at (510) 794-7495 if you have questions regarding the content of this letter.

Sincerely,

EARTH FOCUS GEOLOGICAL SERVICES, INC.


Patrick L. Drumm, PG, CEG, CHG
Senior Engineering Geologist





P000269



R000270



**APPEAL OF REINSTATED IMPROPER
CEQA CATEGORICAL EXEMPTION
2417 GREEN STREET PROJECT, SAN FRANCISCO
CONTINUED FOUNDATION & SIDEWALL DAMAGES
TO THE ARCHITECTURALLY & STRUCTURALLY UNIQUE
HISTORICAL RESOURCE AT 2421 GREEN STREET
ENVIRONMENTAL IMPACT REPORT REQUIRED**

LAWRENCE B. KARP CONSULTING ENGINEER

LAWRENCE B. KARP
CONSULTING GEOTECHNICAL ENGINEER

FOUNDATIONS, WALLS, PILES
UNDERPINNING, TIEBACKS
DEEP RETAINED EXCAVATIONS
SHORING & BULKHEADS
EARTHWORK & SLOPES
CAISSONS, COFFERDAMS
COASTAL & MARINE STRUCTURES

SOIL MECHANICS, GEOLOGY
GROUNDWATER HYDROLOGY
CONCRETE TECHNOLOGY

January 17, 2019

C&CSF Planning Commission
Rich Hillis, President
City Hall, Room 400
San Francisco, CA 94102

Subject: Appeal of Reinstated Improper
CEQA Categorical Exemption
2417 Green Street Project [Block 560 - Lot 028]
Brick Foundation & Sidewall Fenestration Damage
To the Architecturally and Structurally
Unique Historical Coxhead House at 2421 Green
Environmental Impact Report Required

Dear President Hillis and Members of the Commission:

This report supplements, with updated facts and further professional evaluation, the assessment of the intended building enlargement project at 2417 Green with respect to CEQA, State of California, and City of San Francisco design and construction requirements under the respective Building Codes as well as convention as reported to the Board of Supervisors on 1/9/18.

Recognizing the consistent failure of the developers of 2417 Green to acknowledge their historic environment with the serious effects of excavating into a hillside under a building, and the permissiveness of City Planning in their issuance of an improper Determination of Categorical Exemption contrary to CEQA prohibitions, the Board unanimously granted the appeal of the owner of the Coxhead House at 2421 Green on 1/9/18 and ordered return of the inappropriate document to the Planning Department. Instead of preparing the required CEQA document for review and public comments, the Planning Department chose to reissue the Determination.

What is bizarre about the reissue of the Determination, after the Board of Supervisors granted the appeal 11-0 ruling the Determination was contrary to CEQA (significant potential damages to a building proven to be a unique architectural resource) is that the Planning Department, knowing that they had no intention of complying with CEQA, and furthermore having received the information contained in the 1/9/18 engineering report for the Board of Supervisors that showed the permitted construction at 2417 Green (the "Project") encroached on the land and foundation of 2421 Green (the "Historic Resource"), never revoked their approval of the building permit for construction; instead they caused the Building Department to merely suspend the permit which means that it could be quickly activated in an instant without any correction of the construction approved on 2421 Green. The wrongfully reinstated Determination notes (page 2 ¶6): "*Building permits for excavation that were suspended pending CEQA compliance may also rely on this exemption.*" In short, by ignorance or corruption, the Planning Department always intended to allow illegal construction that would not only affect the stability of the foundation at 2421 Green, but would also allow construction over the property line to support the new foundation for the 2417 Green basement garage by attaching it to the 125 year old brick foundation of 2421 Green.

City Planning Approved & Continues Approving Permits Encroaching on a Neighbor

In addition to approving the project at 2417 Green that damages an historic resource entitled by the National Register of Historic Places by way of obliterating the windows on the major east elevation of 2421 Green and taking away the lateral and subjacent support of 125 year old brick foundation walls including anchoring new construction at 2417 Green to the foundation of 2421 Green, the Planning Department approved building permit issuance based on drawings which clearly show new construction on the uphill neighboring property at 2421 Green that is intended to support the enlarged basement at 2417 Green which stands today as it did on 1/9/18 when the Board of Supervisors repealed the Categorical Exemption that allowed the building permit to be issued.

Exhibit 1 shows this week's printouts of the permit records for Permit Application 2017.10.02.0114 (10/2/17). Control by City Planning. Checked 10/10/17 by CP Christopher May "Approved ... Garage excavation in basement level ... unchanged." Rubber stamped by Building Department (DBI) "Approved" (without comment), and then mechanically stamped by office of the director of building inspection for construction on 11/3/18. 2017.10.02.0114 is the operative building permit for the 2417 Green project; it was suspended on 10/20/17 which was and is a temporary act that can be set aside at any time but then finally approved on 11/3/18. It was NOT revoked after the Board of Supervisors reviewed the 12/30/17 architectural report and the 1/9/18 engineering report, and granted the appeal of the Determination of Categorical Exemption. The director of DBI should have been notified and the permit should have been revoked immediately upon the reversal by the Board of Supervisors, and a proper environmental review should have been performed. *Instead, the Determination was reissued.*

Exhibit 2 shows the title corner of the cover (Sheet S1.0, 4/15/17) for P/A 2017.10.02.0114 (10/2/17) as a revision to P/A 2017.05.11.6316 "Approved Planning Dept. Christopher May" 10/10/17 and rubber stamped approved by DBI (without comment) on 10/12/17 and "Approved" (mechanical stamp) by the director of building inspection on 11/3/18. P/A 2017.10.02.0114 is the basis for the current operative building permit, construction underway, for the 2417 Green project.

Exhibit 3 is Permit Application 2017.10.02.0114 (shorthand for application filed 10/2/17) as a revision to P/A 2017.05.11.6316 rubber stamped "Approved" by the director of DBI, 11/3/18. 2017.10.02.0114 is the current operative building permit (construction underway) for 2417 Green.

Exhibit 4 are excerpts from the permit drawings for P/A 2017.10.02.0114, each and every one approved by City Planning, original signatures all by Christopher May and then all the drawings were mechanically stamped "Approved" by the director of DBI. The stamps on the drawings show that *only* City Planning reviewed and approved the drawings with DBI then rubber stamping them *without even initialing them in the stamp block* provided by intake. DBI abrogated their responsibility for policing engineering to City Planning. The California Department of Consumer Affairs has no record of Christopher May being licensed now or ever as a professional engineer or as an architect.

The drawings, intent crystal clear, show that support for the new excavation for construction of an underground garage at 2417 Green crosses the property line for the purpose of fastening to the 125 year old brick foundations of the historic Coxhead House at 2421 Green to provide support for 2417 Green. The notes in red are those annotated by the undersigned. The approved construction is illegal under the California and San Francisco building codes, and California law. The fact that this is the only way the 2417 project can be built is immaterial, the owner should have envisioned and commissioned a design that was not intrusive upon the neighboring historic building.

The Proposed Construction is Illegal Under California Codes

Exhibit 5 is a section of the 2016 California Building and San Francisco Building Code §1803.5.7 entitled "Excavation Near Foundations." Building code violation is negligence *per se*. This code section has been ignored by City Planning in their approval of the project on 10/10/17, and with reliance on City Planning approval was DBI rubber stamped "Approved" 11/3/18. Law requires:

§1803.5.7. "Excavation near foundations. Where excavation will reduce support from any foundation, a registered design professional shall prepare an assessment of the structure as determined from examination of the structure, the review of available design documents and, if necessary, excavation of test pits. The registered design professional shall determine the requirements for underpinning and protection and prepare site-specific plans, details and sequence of work for submission. Such support shall be provided by underpinning, sheeting and bracing, or by other means acceptable to the building official."

Exhibit 6 are sections from the 2016 City & County of San Francisco Building Code: §3307 "Protection of Adjoining Property" incorporating Civil Code §832 (duty to maintain lateral and subjacent support). Exhibit 4 shows excerpts of drawings by owner/developer/engineer Durkin submitted for permit; none of the drawings has any specifications or details for protecting, underpinning and shoring or bracing the neighbor's building as required by 2016 SFBC §3307 "Protection of Adjoining Property" incorporating Civil Code §832 (duty to maintain lateral and subjacent support) and Exhibit 5, CBC & SFBC §1803.5.7 "Excavation near foundations." Details on Sheet S4.1 (Exhibit 4) show the proposed foundation for 2417 Green encroaching into the neighboring property by being anchored past the property line into the foundation for 2421 Green (illegal construction occurring directly on neighboring property).

The Proposed Construction is Illegal Under CEQA

Exhibit 7 are summarized portions of the California Environmental Quality Act (CEQA), which was enacted more that 35 years ago to protect the environment which includes historic places and their surroundings. The CEQA regulations City Planning ignores are:

14 Cal Code Regs §15300.2[c]: "Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."

14 Cal Code Regs §15300.2[f]: "Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource." (Emphasis added.)

14 Cal Code Regs §15064.5[b][1]: "Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." (Emphasis added.)

The 2417 Green project and the historic 2421 Green Coxhead House both have zero setback distances from the property line between them. City Planning has approved blocking of the 2421 Green window wall and crossing the property line to construct support for 2417 Green.

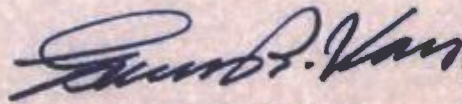
Excavation for the proposed basement and underground garage at 2417 Green cannot be accomplished without construction on 2421 Green because the intended excavation will compromise the lateral and subjacent support (required by California Civil Code §832 to be maintained) for the existing Coxhead House at 2421 Green. This building withstood the 1906 earthquake and fire without damage; now it is threatened by a neighbor who intends to construct an unreasonably large building at 2417 Green undermining below and looming above windows of the Coxhead House.

To further Planning Department's approval of damaging and substandard illegal construction, where they have been given the lead to approve by the Department of Building Inspection, City Planning has now reissued their Determination of Categorical Exemption in gross violation of CEQA. None of the various excuses they give for insisting on their determination has any validity. The design for construction that City Planning has approved for 2417 Green will cause extensive damage to the physical and historic nature of 2421 Green with its impairment of the stability of its existing 125 year old brick wythe wall foundations that now properly support the Coxhead House.

Summary

There is no procedure available to the developer of 2417 Green to build the underground portion of the proposed project at 2417 Green without obtaining the written permission of the owner of the Coxhead House at 2421 Green to enter and construct foundation underpinning and shoring on property adjacent to the project, which will not happen. The changes to the historic Coxhead House, both to its foundation and its major window wall superstructure, will be significant and adverse, and are not allowed under CEQA. The developer has sought to circumvent the building codes by not obtaining a land survey and avoiding a geotechnical exploration of the site. The resubmittal of a wrongful Determination of Categorical Exemption is nothing but another ruse to develop 2417 Green without compliance with CEQA and the building codes.

Yours truly,



Lawrence B. Karp



EXHIBIT 1



Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 1/13/2019 9:12:48 AM
Application Number: 201710020114
Form Number: 8
Address(es): 0560 /028 /0 2417 GREEN ST
Description: TO COMPLY NOV201708032, ADMINISTRATIVE PERMIT TO FACILITATE DCP REVIEW, REVISION TO PA#201705116316, DELETE FREESTANDING RETAINING WALL AT REAR YARD. NO WORK UNDER THIS PERMIT. N/A MAHER ORDINANCE
Cost: \$1.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/2/2017	TRIAGE	
10/2/2017	FILING	
10/2/2017	FILED	
11/3/2017	APPROVED	
11/3/2017	ISSUED	
12/20/2017	SUSPEND	Suspended per DCP letter dated 12/20/2017. O'Riordan

Contact Details:

Contractor Details:

License Number: 1012620
Name: PATRICK DURKIN
Company Name: DURKIN INC.
Address: 1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	10/2/17	10/2/17			10/2/17	HAJMAL STEVEN	OK TO PROCESS BY
2	INTAKE	10/2/17	10/2/17			10/2/17	CHUNG JANCE	
3	CP-ZOC	10/10/17	10/10/17			10/10/17	MAY CHRISTOPHER	Approved: Revision to BPA # 201705116316 to remove freestanding concrete retaining wall in rear yard. Garage excavation in basement level and raised planting beds in rear yard unchanged.
4	BLDG	10/12/17	10/12/17			10/12/17	YU CYRIL	APPROVED.
5	HEALTH	10/13/17	10/13/17			10/31/17		approved by M. Zalay
6	CPB	11/3/17	11/3/17			11/3/17	CHUNG JANCE	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

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Permit Details Report



Report Date: 1/13/2019 10:02:59 AM
 Application Number: 201705116316
 Form Number: 8
 Address(es): 0560 /028 /0 2417 GREEN ST
 Description: PARTIAL DETERIOATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACKYARD
 Cost: \$100,000.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
5/11/2017	TRUAGE	
5/11/2017	FILING	
5/11/2017	FILED	
5/18/2017	APPROVED	
5/18/2017	ISSUED	
9/28/2017	SUSPEND	department of city planning review required
12/11/2017	REINSTATED	permit reinstated see pa 201710020114
12/20/2017	SUSPEND	Suspended per DCP letter dated 12/20/2017. OFriordan

Contact Details:

Contractor Details:

License Number: 1012620
 Name: PATRICK DURKIN
 Company Name: DURKIN INC.
 Address: 1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
 Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	5/11/17	5/11/17			5/11/17	PANGELMAN MARIANNE	
2	BLDG	5/11/17	5/11/17			5/11/17	YU CYRIL	
3	CPB	5/18/17	5/18/17			5/18/17	CHEUNG WAI FONG	5/18/17: SAFETY PERMIT RECEIVED. WF

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
7/13/2017	Robert Power	START WORK	SITE VERIFICATION

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	placement
0			4	REINFORCING STEEL AND PRESTRESSING TENDONS	reinforcing steel
0			13	SPECIAL GRADING, EXCAVATION AND FILLING (GEO. ENGINEERED)	
0			24C	CONCRETE CONSTRUCTION	
0			23	OTHERS AS RECOMMENDED BY PROFESSIONAL OF RECORD	geotech of record to observe excavation @ start of EA cut
0			24A	FOUNDATIONS	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

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Permit Details Report



Report Date: 1/13/2019 9:22:34 AM

Application Number: 201804277607

Form Number: 8

Address(es): 0560 /028 /0 2417 GREEN ST

Description: Temporary shoring comply w/hov 201727021, to shore up remaing center brick facade

Cost: \$500.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
4/27/2018	TRIAGE	
4/27/2018	FILING	
4/27/2018	FILED	
5/8/2018	APPROVED	
5/8/2018	ISSUED	
11/14/2018	COMPLETE	4294094 Final Inspection/Approved

Contact Details:

Contractor Details:

License Number: 1012620

Name: PATRICK DURKIN

Company Name: DURKIN INC.

Address: 1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000

Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CES	4/27/18	4/27/18			4/27/18	SCHROEDER CHRISTOPHER	
2	BD-INSP	4/27/18	4/27/18			4/27/18	MCHUGH KEVIN	
3	INTAKE	4/27/18	4/27/18			4/27/18	SAPHONIA COLLINS	
4	BLDG	4/27/18	4/27/18			4/27/18	YU CYRIL	
5	CPB	5/8/18	5/8/18			5/8/18	YU ZHANG REN	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
11/14/2018	PM	WS	Web Scheduled	FINAL INSPECT/APPRVD	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
11/14/2018	Kevin Birmingham	FINAL INSPECT/APPRVD	FINAL INSPECT/APPRVD

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0	10/10/2018	SHAJNAL	24F	OTHERS	temporary shoring of (E) brick wall
0	10/10/2018	SHAJNAL	21A	SHORING	

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

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Block/Lot: 0560 / 028

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(Building permits matching the selected address.)

Permit #	Block	Lot	Street #	Street Name	Unit	Current Stage	Stage Date
201604277607	0560	028	2417	GREEN ST		COMPLETE	11/14/2018
201710020114	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201705116316	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201712136378	0560	028	2417	GREEN ST		FILED	12/13/2017
MB31527	0560	028	2417	GREEN ST		ISSUED	09/13/2017
201704285244	0560	028	2417	GREEN ST		FILED	04/28/2017
201704113854	0560	028	2417	GREEN ST		ISSUED	04/11/2017
200902192408	0560	028	2417	GREEN ST		ISSUED	02/19/2009
200707068100	0560	028	2417	GREEN ST		EXPIRED	05/01/2008
200706224914	0560	028	2417	GREEN ST		ISSUED	06/22/2007
8600460	0560	028	2417	GREEN ST		COMPLETE	04/11/1986
8206745	0560	028	2417	GREEN ST		COMPLETE	03/04/1983

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(Complaints matching the selected address.)

Complaint #	Expired	Date Filed	Active	Div	Block	Lot	Street #	Street Name
201893553		09/21/2018	N	BD	0580	028	2417	GREEN ST
201893411		09/20/2018	N	BD	0580	028	2417	GREEN ST
201885331		05/25/2018	N	BD	0580	028	2417	GREEN ST
201830371		01/09/2018	N	BD	0580	028	2417	GREEN ST
201727261		12/21/2017	N	BD	0580	028	2417	GREEN ST
201727021		12/20/2017	Y	CES	0580	028	2417	GREEN ST
201724852		12/12/2017	Y	CES	0600	028	2417	GREEN ST
201708032		09/27/2017	N	BD	0580	028	2417	GREEN ST

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City and County of San Francisco

[Home](#) | [Permit Services](#) | [Plan Review](#) | [Inspection Services](#) | [Most Requested](#) | [Key Programs](#) | [About Us](#)

Home » Most Requested

Welcome to our Permit / Complaint Tracking System!

permit, along with their roles on the project.
Permit Number: 201710020114

Below is a list of all agents for the selected



	Agent Name			
Info	DURIGN INC.	PATRICK DURIGN	CONTRACTOR	10/2/2017
Info	CHRISTOPHER DURIGN P.E.	CHRISTOPHER DURIGN	ENGINEER	10/2/2017
1				

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ](#) area.

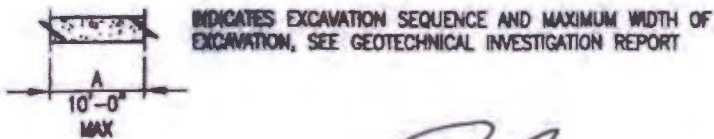
EXHIBIT 2

FRMG	FRAMING
FS	FAR SIDE
F.N.	FINISH SURFACE
FTG	FOOTING
FT	FEET
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GLB	GLUED-LAMINATED BEAM
HGR	HANGER
HORIZ	HORIZONTAL
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL SECTION
I	MOMENT OF INERTIA
ICC	INTERNATIONAL CODE COUNCIL
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
JT	JOINT
JST	JOIST
KD	KILN DRIED
LB	POUND
LG	LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LS	LAG SCREW
LSH	LONG SLOTTED HOLE
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LWC	LIGHT WEIGHT CONCRETE

SSTL	STAINLESS STEEL
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK
THRD	THREADED
T.O.	TOP OF
TOC	TOP OF CONCRETE
TDF	TOP OF FOOTING
TOS	TOP OF STEEL
TS	TUBE STEEL
TW	THICKNESS OF WEB
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/IN	WITHIN
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE SECTION
WS	WOOD SCREW
WP	WORK POINT
WHS	WELDED HEADED STUDS
WWF	WELDED WIRE FABRIC

NO UNDERPINNING

LEGEND



C. May 10/10/17
Approved Planning Dept. Christopher May

Cybil Xu, DBI
OCT 12 2017

APPROVED
Dept. of Building Inspection
NOV 03 2017
Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION



2417 GREEN STREET, S.F. CA
2417 GREEN STREET
SAN FRANCISCO, CA
BLOCK 0560 / LOT 028

COMPLY w/ NOV 201708032
REVISIONS PERMIT TO FACILITATE
DCP REVIEW. REVISION TO RPA
201705116316. NO WORK UNDER
THIS PERMIT

SCOPE OF WORK

GARAGE EXPANSION, PARTIAL DETERIORATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACKYARD.

BUILDING INFORMATION:

TYPE OF CONSTRUCTION: 5B
NUMBER OF STORIES: 3 STORIES + 1 BASEMENT
USE OF BUILDING: SINGLE FAMILY DWELLING
OCCUPANCY CLASSIFICATION: R-3

GENERAL NOTES
ABBREVIATIONS
LEGEND
DATE 04/15/2017
SCALE NONE
DRAWN C.D.
JOB 2017.501.00
SHEET
S1.0
OF - SHEETS

EXHIBIT 3



APPROVED
Dept. of Building Insp.
APPROVED
Dept. of Building Insp.

NOV 8 2017

NOV 03 2017

APPROVED FOR ISSUANCE
NOV 8 2017

BLDG. FORM 3/B

APPLICATION NUMBER
0171002-0111

OSHA APPROVAL REQ'D

201708032 - RPA

Tom C. Hulse
DIRECTOR

Tom C. Hulse
DIRECTOR

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DCP FEE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

Table with permit details: DATE FILED (10/2/17), PERMIT NO. (1443345), STREET ADDRESS OF JOB (2417 GREEN ST), BLOCK & LOT (OS60/028), ESTIMATED COST OF JOB (\$1), REVISED COST (\$1), DATE (10/2/17)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with legal description fields: (6A) TYPE OF CONSTR. (VS), (6B) NO. OF STORIES OF OCCUPANCY (4), (6C) NO. OF BASEMENTS AND CELLARS (1), (6D) PRIORITY USE (SFD), (6E) OCCUP CLASS (R3), (6F) NO. OF DWELLING UNITS (1)

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with description of building after alteration fields: (7) PROPOSED USE (LEGAL USE) (SFD), (8) OCCUP CLASS (R3), (9) NO. OF DWELLING UNITS (1)

Table with construction details: (10) IS AUTO ROADWAY TO BE CONSTRUCTED OR ALTERED? (NO), (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? (NO), (12) ELECTRICAL WORK TO BE PERFORMED? (NO), (13) PLOBBING WORK TO BE PERFORMED? (NO)

Table with contractor information: (14) GENERAL CONTRACTOR (DURKIN INC), ADDRESS (2417 GREEN ST), CITY (SAN FRANCISCO), ZIP (94117), PHONE (415.682.4649), EXPIRATION DATE (10/26/20)

Table with contractor information: (15) OWNER/LESSEE (DURKIN INC), ADDRESS (2417 GREEN ST), CITY (SAN FRANCISCO), ZIP (94117), PHONE (415.682.4649)

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

COMPLY w/ NOV 201708032. ADMINISTRATIVE PERMIT TO FACILITATE DCP REVIEW. REVISION TO RPA # 201705116316 NO WORK UNDER THIS PERMIT DELETE REESTIMATING PERMITS WALK AT REAR YARD.

ADDITIONAL INFORMATION

Table with additional information fields: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? (NO), (18) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? (NO), (19) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? (NO)

Table with architect information: (25) ARCHITECT OR ARCHITECT (DESIGN-AT CONSTRUCTION) (CAROLYN F DURKIN), ADDRESS (2417 GREEN ST), CITY (SAN FRANCISCO), ZIP (94117), PHONE (415.682.4649)

Table with construction leader information: (26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") (CAROLYN F DURKIN), ADDRESS (2417 GREEN ST), CITY (SAN FRANCISCO), ZIP (94117), PHONE (415.682.4649)

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change.

No portion of building or structure or scaffolding used during construction is to be closer than 6' to any fire existing more than 120 feet.

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

Grades shall be shown on drawings accompanying this application are assumed to be correct. A school grade line on and the same for storm, surface drainage, showing correct grade lines, cuts and fills, and complete details of retaining walls and soil bearings must be submitted to the Department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

APPLICANT: IF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORK OR PLOBBING INSTALLATIONS, A SEPARATE PERMIT FOR THE ABOVE WORK MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF THIS PERMIT IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) (24) (25)

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

In developing all building materials must have a clearance of not less than two inches from all electrical wires or equipment.

Check appropriate box: OWNER, LESSOR, CONTRACTOR, ARCHITECT, AGENT, ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

FIELD HANDY (SS CLASS) The provisions of acceptance of the person, approved by the City and County of San Francisco, and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.


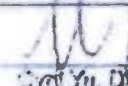





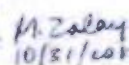


In conformity with the provisions of Section 2800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (1) or (2) designated below, or shall indicate Form (N), (O), or (M), whichever is applicable. If however none (N) is checked, then (M) must be checked as well. Mark the appropriate method of compliance below.

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

- 1. I have and will maintain a certificate of consent to post bonds for worker's compensation, as provided by Section 1700 of the Labor Code, for the performance of the work for which the permit is issued.
2. I have and will maintain worker's compensation insurance, as required by Section 2700 of the Labor Code, for the performance of the work for which the permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier: SAFETY FUND
Policy Number: 915970
3. I certify that in the performance of the work for which this permit is issued, I will not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 2800 of the Labor Code, that the permit herein issued for work for which I provided
4. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a crew under other contracts with the worker's compensation laws of California and other, prior to the commencement of any work, and file a registered copy of this form with the General Fund Bureau.

Signature of Applicant or Agent: [Signature] Date: 10/2/17

CONDITIONS AND STIPULATIONS

REFER TO:	 <p style="text-align: center;">  OCT 12 2017 BUILDING INSPECTOR, DEPT. OF BLDG. INSP. </p>	DATE: 10/2/17 REASON: 310-5th OK TO 22-333
<input type="checkbox"/>	APPROVED: REVISION TO SPA # 2017 OF 146316 TO REMOVE RE-INSTALLING CONCRETE RETAINING WALL IN REAR YARD. EXCAVATION OF GARAGE IN BASEMENT LEVEL AND RAISED PLANTING BED IN REAR YARD UNCHANGED. <p style="text-align: right;">  10/10/17 DEPARTMENT OF CITY PLANNING </p>	NOTIFIED MR. DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: <p style="text-align: center;">  BUREAU OF FIRE PREVENTION & PUBLIC SAFETY </p>	NOTIFIED MR. DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: <p style="text-align: center;">  MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION </p>	NOTIFIED MR. DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: <p style="text-align: center;">  CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION </p>	NOTIFIED MR. DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: <p style="text-align: center;">  BUREAU OF ENGINEERING </p>	NOTIFIED MR. DATE: _____ REASON: _____
<input checked="" type="checkbox"/>	APPROVED: <p style="text-align: center;"> Accepted by the San Francisco Department of Public Health Matter Program with the following conditions: Obtain copies and follow the requirements of the Site Mitigation Plan, Environmental Health and Safety Plan, Dust Control Plan and other documents and requirements to ensure compliance with the S.F. Matter Ordinance. </p> <p style="text-align: right;">  10/31/2017 DEPARTMENT OF PUBLIC HEALTH </p>	NOTIFIED MR. DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: <p style="text-align: center;">  REDEVELOPMENT AGENCY </p>	NOTIFIED MR. DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: <p style="text-align: center;">  HOUSING INSPECTION DIVISION </p>	NOTIFIED MR. DATE: _____ REASON: _____

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT



APPROVED Building Insp. D

MAY 18 2017

Tom C. Han

State Industrial Safety Permit The attached application falls under the Labor Code Sec. 6500 in that it involves the type of construction work checked below.

- Construction of the steel or aluminum structure which are 5 feet or greater high and which a person is employed in the work.
The construction of any building, structure, framework, or scaffolding more than 3 stories high or the equivalent height.
The demolition of any building, structure, framework, or scaffold, more than 3 stories high or the equivalent height.

BLDG. 318 APPLICATION NUMBER 2017-0511-1316 APPROVAL NUMBER 711280

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM 3 OTHER AGENCIES REVIEW REQUIRED FORM 8 OVER-THE-COUNTER ISSUANCE 2 NUMBER OF PLAN SETS 5/30/17

DO NOT WRITE ABOVE THIS LINE

Table with 4 columns: DATE FILED (MAY 18 2017), PLUMBING PERMIT NO., (1) STREET ADDRESS OF JOB (2417 GREEN STREET), BLOCK & LOT (0560/028), PERMIT NO. (1425887), (2) PERMIT NO. (5-18-17), (3) ESTIMATED COST OF JOB (\$50,000), (4) ESTIMATED COST OF JOB (\$100K), and DATE (5/11/17).

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING: SB TYPE OF CONVEY. SB, NO. OF ROOMS OF OCCUPANCY: 3, NO. OF PARTMENTS AND CELLARS: 1, (7A) PRESENT USE: SINGLE FAMILY DWELLING, (8) BLOCK CLASS: R-3, (9) NO. OF BUILDING UNITS: 1. DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: SB, NO. OF ROOMS OF OCCUPANCY: 3, (7) PROPOSED USE (LEGAL USE): SINGLE FAMILY DWELLING, (8) BLOCK CLASS: R-3, (9) NO. OF BUILDING UNITS: 1. (10) IS AUTO GARAGE TO BE CONSTRUCTED OR ALTERED? YES, NO. (11) WILL GARAGE SPACE BE REMOVED? YES, NO. (12) ELECTRICAL WORK TO BE PERFORMED? YES, NO. (13) PLUMBING WORK TO BE PERFORMED? YES, NO. (14) GENERAL CONTRACTOR: TBD, ARCHITECT: JTB, ENGINEER: JTB, ADDRESS: 2417 GREEN STREET, W.C. (16) WRITE OR DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): GARAGE EXPANSION, PARTIAL DETERIORATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACK YARD.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES, NO. (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT. (19) DOES THIS ALTERATION CREATE MOOR OR HOME EXTENSION TO BUILDING? YES, NO. (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA. (21) WILL SIGNATURE OVER SIGNATURE SPACE BE REPAIRED OR ALTERED? YES, NO. (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES, NO. (23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLAN. (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES, NO. (25) ARCHITECT OR ENGINEER (OR BOTH) IN CHARGE OF CONSTRUCTION: CHRISTOPHER F. DURKIN, ADDRESS: 671069. (26) CONSTRUCTION LEADER (ENTER NAME AND BUSINESS DESCRIPTION IF ANY; IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN").

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... No portion of building or structure or scaffolding shall be removed or altered during construction... Permitted to San Francisco Building Code, the building permit shall be posted on the job... Grade lines as shown on drawings accompanying this application are assumed to be correct... ANY CONSTRUCTION OCCURRING UNDER OR BY CONTRACT MAY BE APPEALED... BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY ISSUED, WHEN REQUIRED... APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, MECHANICAL OR PLUMBING INSTALLATIONS... THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED... In drawings, all scaffolding materials must have a clearance of not less than two inches from all electrical wires or equipment.

- CHECK APPROPRIATE ONE: OWNER, LEASER, CONTRACTOR, ARCHITECT, AGENT, ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

SELF INSURANCE CLAIMS: The provisions of this permit, approved by me, are subject to the City and County of San Francisco laws and against any and all claims, demands and actions for damages resulting from operations under this permit... I am fully aware of the provisions of the Labor Code of the State of California... I hereby affirm under penalty of perjury that I have read the following distribution: (1) I have read and will include a certificate of amount in self-insure for worker's compensation... (2) I have read and will include worker's compensation insurance... (3) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California... (4) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California...

Signature of Applicant or Agent



CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED: <u>Cyril Yu, DBI</u> MAY 11 2017. BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF CITY PLANNING	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: <u>Cyril Yu, DBI</u> MAY 11 2017. CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF ENGINEERING	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ HOUSING INSPECTION DIVISION	NOTIFIED MR. _____ DATE: _____ REASON: _____

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT



APPROVED
Dept. of Building Insp.

APR 11 2017

Tom C. Han
DIRECTOR

BLDG. FORM 3/8
APPROVED FOR ASSISTANCE
4/11/17 HL

APPLICATION NUMBER
APPROVAL NUMBER
OSHA APPROVAL NOTED

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS 2

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

PERMIT NO. <u>1422107</u>	ISSUED <u>3/28/17</u>	(1) EXISTING ADDRESS OF JOB <u>2417 GREEN ST</u>	BLOCK & LOT <u>0560 028</u>
		(2) ESTIMATED COST OF JOB <u>\$100</u>	(3) ISSUED COST: <u>41,000</u> DATE: <u>4/11/17</u>

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4) TYPE OF CONSTRUCTION <u>3</u>	(5) NO. OF STORIES OF OCCUPANCY <u>3</u>	(6) NO. OF PARTS AND COLLARS <u>1</u>	(7) PROPOSED USE (LEGAL USE) <u>RESIDENTIAL SFD</u>	(8) OCCUP CLASS <u>R2</u>	(9) NO. OF BUILDING UNITS <u>1</u>
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTRUCTION <u>3</u>	(5) NO. OF STORIES OF OCCUPANCY <u>3</u>	(6) NO. OF PARTS AND COLLARS <u>1</u>	(7) PROPOSED USE (LEGAL USE) <u>RESIDENTIAL SFD</u>	(8) OCCUP CLASS <u>R2</u>	(9) NO. OF BUILDING UNITS <u>1</u>
--------------------------------------	---	--	--	------------------------------	---------------------------------------

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

(14) GENERAL CONTRACTOR <u>DICKININC</u>	ADDRESS <u>434 SULLIVAN AVE</u>	CITY <u>94118</u>	PHONE <u>415 407 0486</u>	CALIF. C.E. NO. <u>101 2620</u>	EXPIRATION DATE <u>4/30/18</u>
---	------------------------------------	----------------------	------------------------------	------------------------------------	-----------------------------------

(15) OWNER - LEASER (ENTER OWN OR LES)	ADDRESS <u>2417 GREEN ST</u>	CITY <u>434 SULLIVAN AVE</u>	PHONE (FOR CONTACT BY SUPPL.) <u>94118 415 407 0486</u>
--	---------------------------------	---------------------------------	--

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

SEPARATORY DEMOLITION TO DETERMINE EXISTING
FOUNDATION DEPTHS /
FOOTING REPAIR/PATCH BACK IN KIND
(AT ISOLATED LOCATIONS ONLY)

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENDING TO PUBLIC AREA?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE HEIGHT ABOVE FINISH FLOOR AREA	sq. ft.	
(21) WILL EXISTING OVER-SIDE-COURTLINE SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXISTING BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) DOES ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

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

(26) CONSTRUCTION LEADER (ENTER NAME AND SEARCH DESCRIPTION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")	ADDRESS
--	---------

IMPORTANT NOTICES

No change shall be made to the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Planning Code.

No portion of building or structure or existing work during construction to be other than 100% in any city jurisdiction other than 100% within. See San 100, California Penal Code.

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

Drawings as shown on drawings accompanying this application are assumed to be correct. If actual conditions are not the same as shown, without drawings showing correct grade lines, and all data, and complete details of building code and work findings must be submitted to this department for approval.

ANY ALTERATION REQUIRES SIGNER OR (Y) CODE MAY BE APPEALED.

BUILDERS MUST TO BE OCCUPIED WITH CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING ON PERMIT OF OCCUPANCY GRANTED. OWNER REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORK OR PLUMBING WORK. A SEPARATE PERMIT FOR THE WORK AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (20) OR (24).

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

In drawings, all building materials must have a characteristic and test that has been from of acceptable tests or equipment.

CHECK APPROPRIATE BOX

<input type="checkbox"/> OWNER	<input type="checkbox"/> ARCHITECT
<input type="checkbox"/> LEASER	<input type="checkbox"/> AGENT
<input checked="" type="checkbox"/> CONTRACTOR	<input type="checkbox"/> ENGINEER

NOTICE TO APPLICANT

WILL BUILDING CLASS. The permittee(s) acceptance of the permit, is to be fully and held harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.


In conformity with the provisions of Section 2002 of the Labor Code of the State of California, the applicant must have worker's compensation coverage under (a) or (b) designated below, or shall indicate item (a), (b), or (c), whichever is applicable. If answer item (c) is checked, item (a) need be checked as well. Check the appropriate method of compliance below:

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

- I have and will maintain a certificate of coverage to self-insure for worker's compensation, as provided by Section 2008 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain worker's compensation insurance, as required by Section 2008 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier: State Comp
Policy Number: 9133740
- The cost of the work to be done is \$100 or less.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further understand that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply herewith with the provisions of Section 2008 of the Labor Code, and the permit herein applied for shall be deemed null and void.
- I certify as the owner or (applicant for the permit) (a) in the performance of the work for which this permit is issued, I will employ and maintain compliance with the worker's compensation laws of California and will, prior to the commencement of any work, and file a completed copy of the form with the Central Permit Division.

Signature of Applicant: [Signature] 4/11/17

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:  _____ Howard Zee, DBI APR 11 2017 _____ BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ n.a. _____ DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ _____ MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ _____ CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ _____ HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT

You selected:

Address: 2417 GREEN ST Block/Lot: 0560 / 028

Please select among the following links, the type of permit for which to view address information:

[Electrical Permits](#) [Plumbing Permits](#) [Building Permits](#) [Complaints](#)

(Building permits matching the selected address.)

Permit #	Block	Lot	Street #	Street Name	Unit	Current Stage	Stage Date
201710020114	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201705116316	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201712136376	0560	028	2417	GREEN ST		FILED	12/13/2017
M831527	0560	028	2417	GREEN ST		ISSUED	09/13/2017
201704285244	0560	028	2417	GREEN ST		FILED	04/28/2017
201704113654	0560	028	2417	GREEN ST		ISSUED	04/11/2017
200902192408	0560	028	2417	GREEN ST		ISSUED	02/19/2009
200707066100	0560	028	2417	GREEN ST		EXPIRED	05/01/2008
200706224914	0560	028	2417	GREEN ST		ISSUED	06/22/2007
8600460	0560	028	2417	GREEN ST		COMPLETE	04/11/1986
8206745	0560	028	2417	GREEN ST		COMPLETE	03/04/1983

[Online Permit and Complaint Tracking home page.](#)

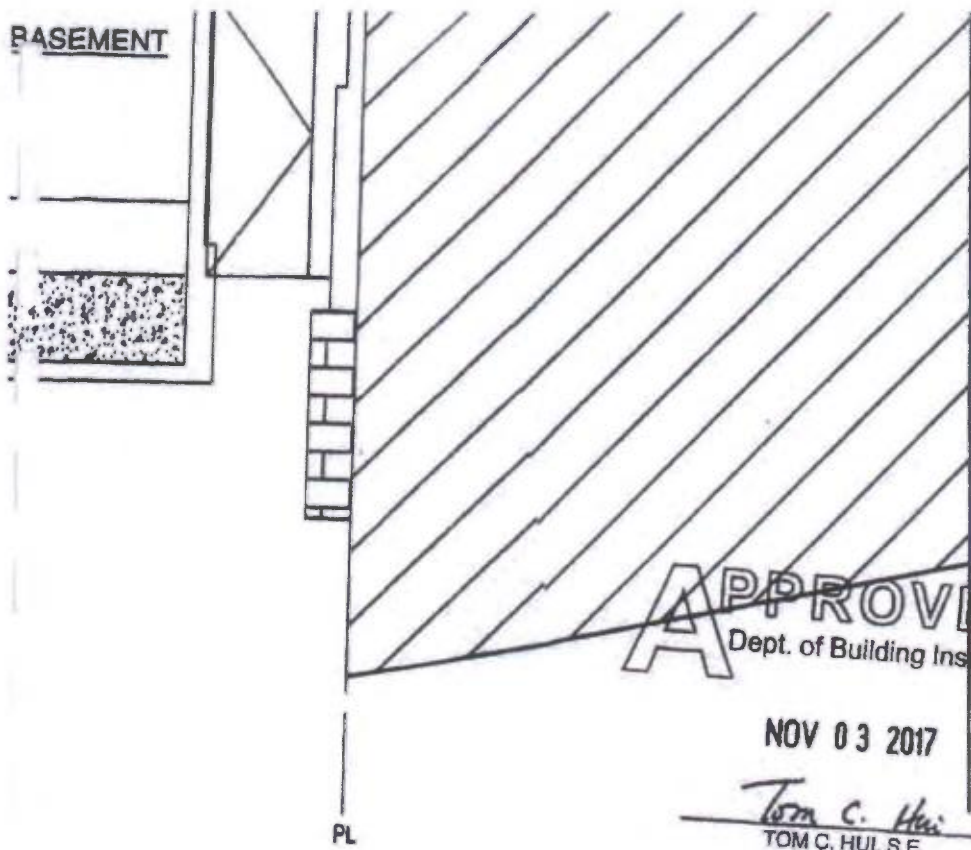
Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ area](#).

Contact SFGov [Accessibility](#) [Policies](#)
City and County of San Francisco © 2018

EXHIBIT 4

BASEMENT



APPROVED
Dept. of Building Insp.

NOV 03 2017

Tom C. Hui
 TOM C. HUI, S.E.
 DIRECTOR
 DEPT. OF BUILDING INSPECTION



Cyril Yu, DBI

OCT 12 2017

Christopher May 10/10/17

Approved Planning Dept. Christopher May

ISE

NOTE:

1. WHERE EXCAVATION SHORING IS NECESSARY, A SHORING PERMIT MUST BE PROVIDED AND APPROVED BY THE DEPARTMENT OF BUILDING INSPECTION PRIOR TO EXCAVATION. NOTIFY ADJOINING PROPERTY OWNER IN WRITING OF PROPOSED EXCAVATION AS REQUIRED BY LAW, SECTION 832 CML CODE, STATE OF CALIFORNIA. ALL SHORING TO BE SUPERVISED BY REGISTERED ENGINEER INCLUDING SEQUENCE OF OPERATION.



2417 GREEN STREET, LLC
 2417 GREEN STREET
 SAN FRANCISCO, CA
 BLOCK 0560 / LOT 028

(E) TRANSVERSE SECTION
 (N) TRANSVERSE SECTION
 (N) LANDSCAPING SITE WALL

DATE 05/05/2017

SCALE 1/4"=1'-0"

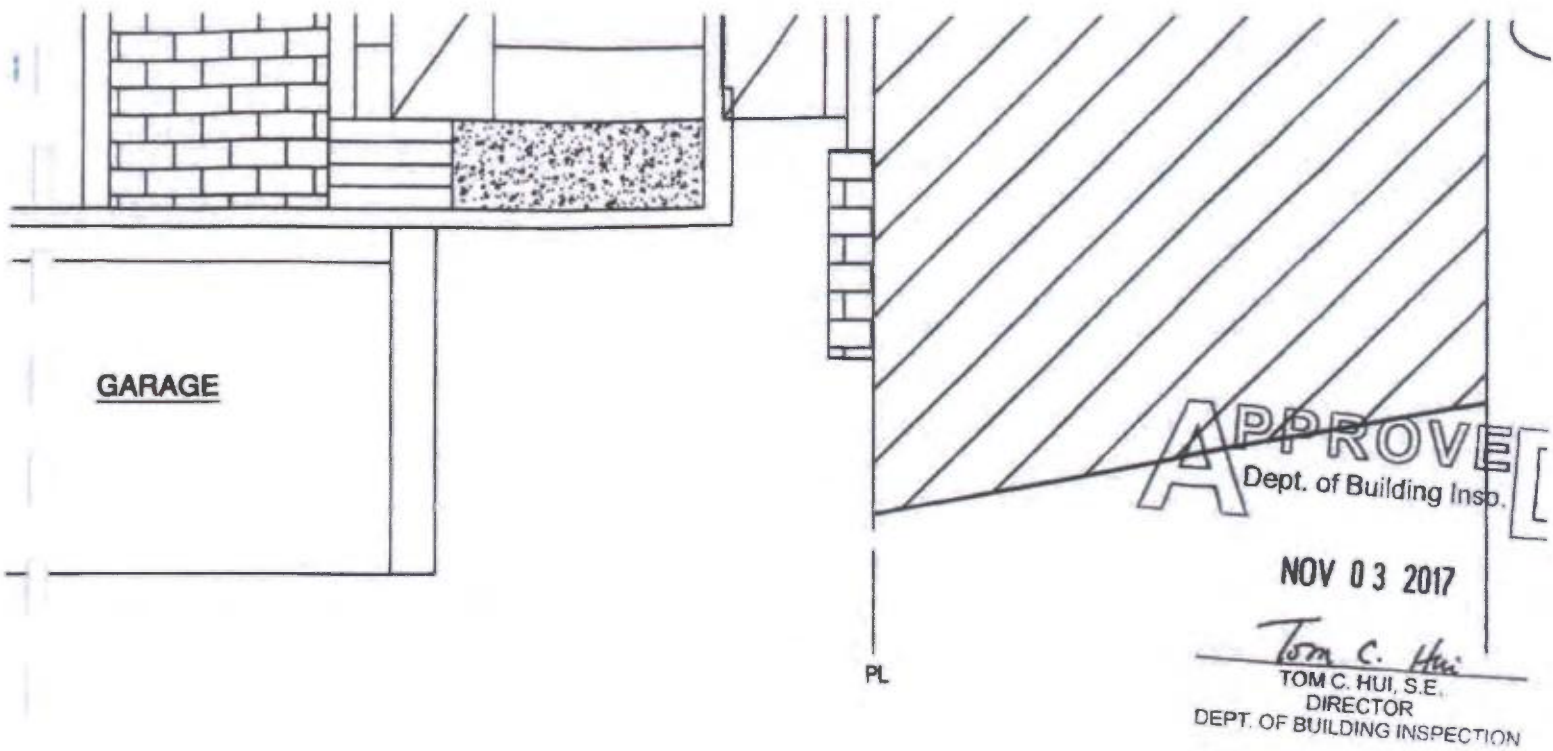
DRAWN C.D.

JOB 2017.501.00

SHEET

S4.1

OF - SHEETS



GARAGE

APPROVED
Dept. of Building Insp.

NOV 03 2017

Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

PL

Cyril Yu, D

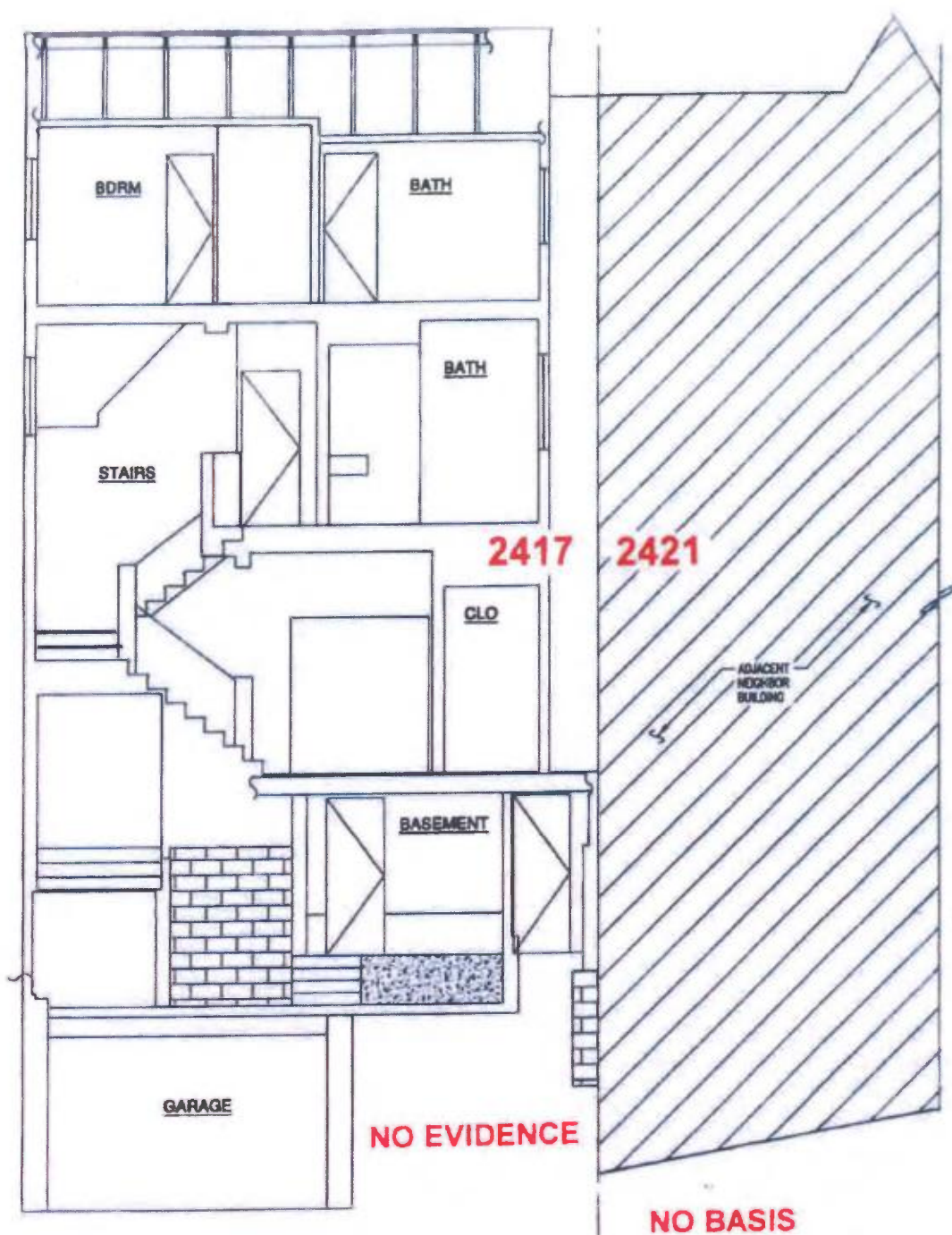
OCT 12 21

① (E) TRANSVERSE SECTION

Christopher Ma 10/10/17
Approved Planning Dept. Christopher Ma

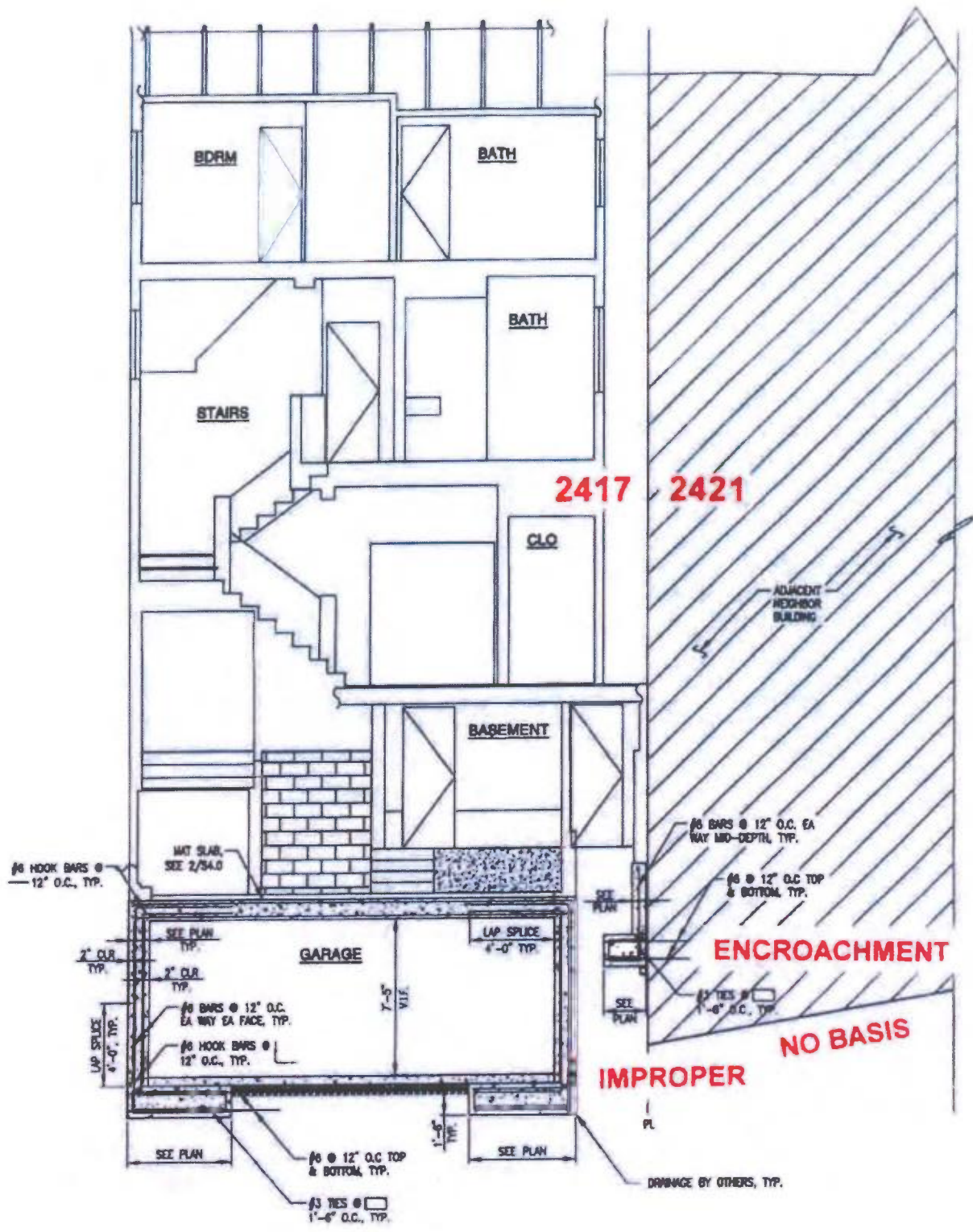
NOTE:

1. WHERE EXCAVATION SHORING IS NECESSARY, A SHORING PERMIT MUST BE PROVIDED AND APPROVED BY THE DEPARTMENT OF BUILDING INSPECTION PRIOR TO EXCAVATION. NOTIFY ADJOINING PROPERTY OWNER IN WRITING OF PROPOSED EXCAVATION AS REQUIRED BY LAW, SECTION 832 CIVIL CODE, STATE OF CALIFORNIA. ALL SHORING TO BE SUPERVISED BY REGISTERED ENGINEER INCLUDING SEQUENCE OF OPERATION.



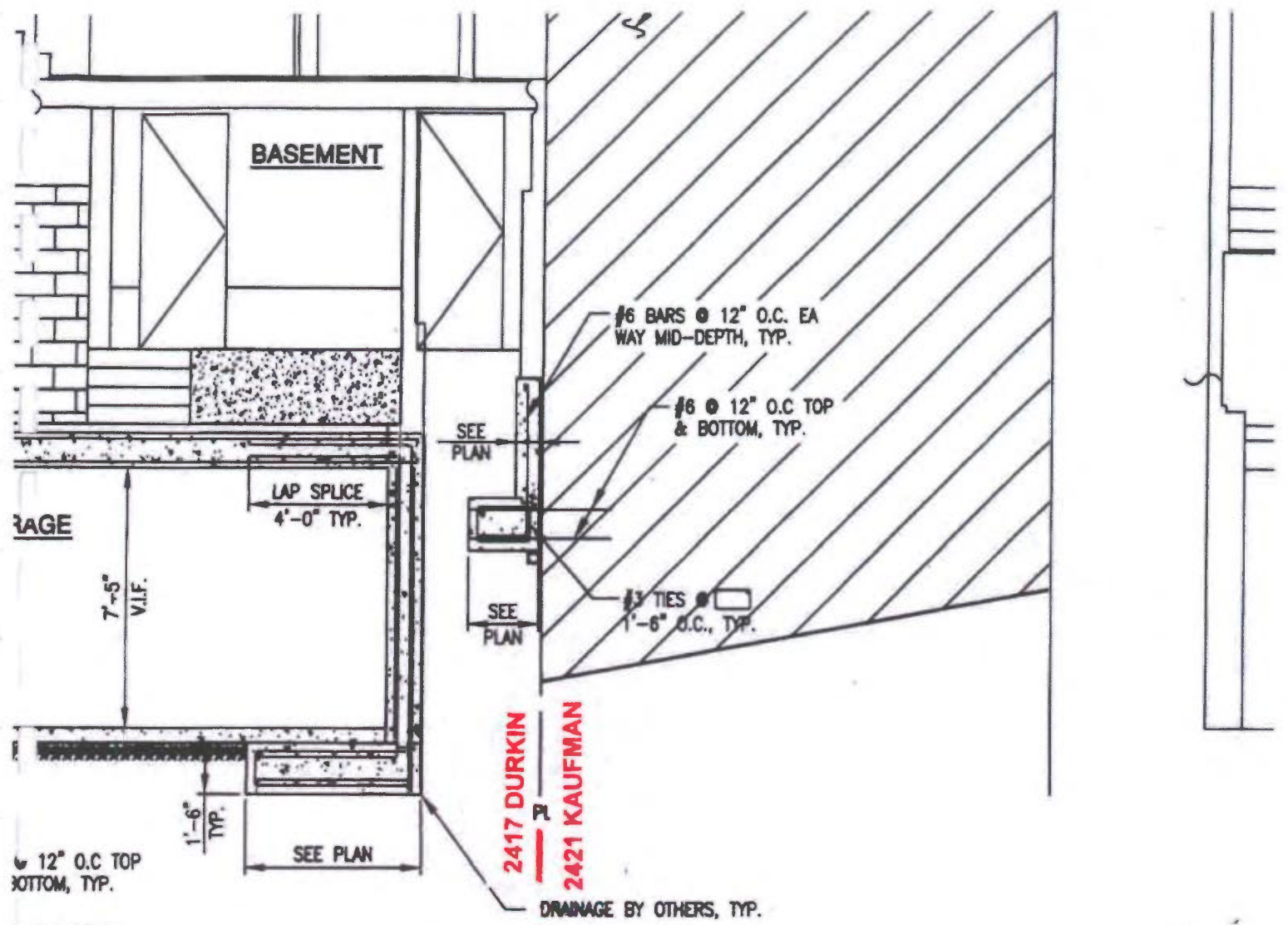
NO UNDERPINNING

① (E) TRANSVERSE SECTION



DRAINAGE BY OTHERS.

2 (N) TRANSVERSE SECTION



2417 DURKIN
 PL
 2421 KAUFMAN

PROPERTY LINE

DRAINAGE BY OTHERS, TYP.

ILLEGAL CONSTRUCTION BY 2417 ON 2421 GREEN
SUPPORT OF 2417 SHOWN DEPENDENT ON 2421 GREEN FOUNDATION
--NO UNDERMINING OF 2421 FOUNDATION ALLOWED
--NO UNDERPINNING OF 2421 BUILDING PERMITTED
--EXCAVATING UNDER 2421 GREEN PROHIBITED

2 (N) TRANSVERSE SECTION

RECEIVED
 OCT 02 2017
 DEPT. OF BUILDING INSPECTION
 THIS PLAN MEETS THE QUALITY
 STANDARD FOR IMAGING
 ACCEPTED

EXHIBIT 5

PROPOSED SAN FRANCISCO BUILDING CODE AMENDMENTS 2016 Edition

Chapter 1 SCOPE AND ADMINISTRATION

Division I CALIFORNIA ADMINISTRATION

No San Francisco Building Code Amendments.

Division II SCOPE AND ADMINISTRATION

See Chapter 1A for the Administration provisions of the San Francisco Building Code.

Chapter 1A SAN FRANCISCO ADMINISTRATION

The City and County of San Francisco adopts the following Chapter 1A for the purpose of administration of the ~~2013~~ 2016 San Francisco Building Code. Certain specific administrative and general code provisions as adopted by various state agencies may be found in Chapter 1, Divisions I and II of this code.

SECTION 101A – TITLE, SCOPE AND GENERAL

101A.1 Title. These regulations shall be known as the “~~2013~~ 2016 San Francisco Building Code,” may be cited as such and will be referred to herein as “this code.” The ~~2013~~ 2016 San Francisco Building Code amends the ~~2013~~ 2016 California Building Code and the ~~2013~~ 2016 California Residential Code which is Part 2 & 2.5 respectively of the 12 parts of the official compilation and publication of the adoption amendment and repeal of the building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. The California Building Code and California Residential Code incorporates by adoption the ~~2012~~ 2015

created by Building Code Section 106A.4.1.3; provided, however, that, until the special inspection reports required by Building Code Section 1704.2.4 are submitted to and approved by the Department, the phase of construction subsequent to the phase or element for which the report was completed cannot commence.

1705.22 *Add the following section:*

1705.22 **Crane Safety.** No owner or other person shall operate, authorize or permit the operation of a tower crane on a high-rise building structure until a signed Crane Site Safety Plan, Submittal Form and Crane Safety Compliance Agreement have been accepted by the Building Official.

Chapter 17A

SPECIAL INSPECTIONS AND TESTS

No San Francisco Building Code Amendments

Chapter 18

SOILS AND FOUNDATIONS

No San Francisco Building Code Amendments

Chapter 18A

SOILS AND FOUNDATIONS

No San Francisco Building Code Amendments

Chapter 19

CONCRETE

No San Francisco Building Code Amendments

Chapter 19A

CONCRETE

No San Francisco Building Code Amendments

3302.4 Fencing. Provide for the enclosing, fencing, and boarding up or by fire watch or other means of preventing access to the site by unauthorized persons when work is not in progress.

SECTION 3303 – DEMOLITION

3303.1 Add new sections as follows:

3303.1.1 Buildings other than Type V. The demolition of structures of Types I, II, III and IV construction greater than two stories or 25 feet (7.62 m) in height shall comply with the requirements of this section.

The requirements of this section shall also apply to the demolition of post-tensioned and pre-tensioned concrete structures.

3303.1.2 Required plans. Prior to approval of an application for a demolition permit, two sets of detailed plans shall be submitted for approval, showing the following:

1. The sequence of operation floor by floor, prepared by a registered civil engineer or licensed architect.
2. The location of standpipes.
3. The location and details of protective canopies.
4. The location of truck crane during operation.
5. Any necessary fence or barricade with lights.
6. Any floor or wall left standing.
7. The schedule of the days when the demolition will be done, i.e., on weekdays or on Sundays.

3303.4 Replace this section with the following:

3303.4 Vacant Lot. When a building is demolished, the permittee must remove all debris and remove all parts of the structure above grade except those parts that are necessary to provide support for the adjoining property.

3303.8 Add a new section as follows:

3303.8 Special inspection. A registered civil engineer or licensed architect shall supervise the demolition work in accordance with rules and regulations adopted by the Building Official pursuant to Section 104A.2.1 to assure the work is proceeding in a safe manner and shall submit written progress reports to the Department in accordance with Section 1704.2.4.

SECTION 3304 – SITE WORK

3304.1 Add a second paragraph as follows:

The City and County of San Francisco adopts Appendix J for the purpose of regulating excavation and grading.

3304.1 Add a third paragraph as follows:

Temporary wood shoring and forms. All wood used for temporary shoring, lagging or forms that will be backfilled against or otherwise left permanently in place below grade shall be treated wood as defined in Section 2302.

SECTION 3306 – PROTECTION OF PEDESTRIANS

3306.10 Add a section as follows:

3306.10 Chutes. Chutes for the removal of materials and debris shall be provided in all parts of demolition operations that are more than 20 feet (6.096 m) above the point where the removal of material is effected. Such chutes shall be completely enclosed. They shall not extend in an unbroken line for more than 25 feet (7.62 m) vertically but shall be equipped at intervals of 25 feet (7.62 m) or less with substantial stops or offsets to prevent descending material from attaining dangerous speeds.

The bottom of each chute shall be equipped with a gate or stop with a suitable means for closing or regulating the flow of material.

Chutes, floors, stairways and other places affected shall be watered sufficiently to keep down the dust.

3306.11 Add a section as follows:

3306.11 Falling debris. Wood or other construction materials shall not be allowed to fall in large pieces onto an upper floor. Bulky materials, such as beams and columns, shall be lowered and not allowed to fall.

3306.12 Add a section as follows:

3306.12 Structure stability. In buildings of wood frame construction, the supporting structure shall not be removed until the parts of the structure being supported have been removed.

In buildings with basements, the first floor construction shall not be removed until the basement walls are braced to prevent overturning, or an analysis acceptable to the Building Official is submitted which shows the walls to be stable without bracing.

SECTION 3307 – PROTECTION OF ADJOINING PROPERTY

3307.1 Insert a note at the end of this section as follows:

3307.1 Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to

be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Note: Other requirements for protection of adjacent property of adjacent and depth to which protection is requested are defined by California Civil Code Section 832, and is reprinted herein for convenience.

Section 832. Each coterminous owner is entitled to the lateral and subjacent support which his land receives from the adjoining land, subject to the right of the owner of the adjoining land to make proper and usual excavations on the same for purposes of construction or improvement, under the following conditions:

1. Any owner of land or his lessee intending to make or to permit an excavation shall give reasonable notice to the owner or owners of adjoining lands and of buildings or other structures, stating the depth to which such excavation is intended to be made, and when the excavating will begin.

2. In making any excavation, ordinary care and skill shall be used, and reasonable precautions taken to sustain the adjoining land as such, without regard to any building or other structure which may be thereon, and there shall be no liability for damage done to any such building or other structure by reason of the excavation, except as otherwise provided or allowed by law.

3. If at any time it appears that the excavation is to be of a greater depth than are the walls or foundations of any adjoining building or other structure, and is to be so close as to endanger the building or other structure in any way, then the owner of the building or other structure must be allowed at least 30 days, if he so desires, in which to take measures to protect the same from any damage, or in which to extend the foundations thereof, and he must be given for the same purposes reasonable license to enter on the land on which the excavation is to be or is being made.

4. If the excavation is intended to be or is deeper than the standard depth of foundations, which depth is defined to be a depth of nine feet below the adjacent curb level, at the point where the joint property line intersects the curb and if on the land of the coterminous owner there is any building or other structure the wall or foundation of which goes to standard depth or deeper then the owner of the land on which the excavation is being made shall, if given the necessary license to enter on the adjoining land, protect the said adjoining land and any such building or other structure thereon without cost to the owner thereof, from any damage by reason of the excavation, and shall be liable to the owner of such property for any such damage, excepting only for minor settlement cracks in buildings or other structures.

SECTION 3311 – STANDPIPES

3311.2 Replace this section and title with the following:

3311.2 Buildings being demolished, Fire Safety During Demolition Where a building is being demolished and a standpipe exists within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being

EXHIBIT 7

CEQA

The California Environmental Quality Act

Title 14. California Code of Regulations
Chapter 3. Guidelines for Implementation of the
California Environmental Quality Act

Article 19. Categorical Exemptions

Sections 15300 to 15333

15300. Categorical Exemptions

Section 21084 of the Public Resources Code requires these Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

In response to that mandate, the Secretary for Resources has found that the following classes of projects listed in this article do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.1. Relation to Ministerial Projects

Section 21080 of the Public Resources Code exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority. Since ministerial projects are already exempt, categorical exemptions should be applied only where a project is not ministerial under a public agency's statutes and ordinances. The inclusion of activities which may be ministerial within the classes and examples contained in this article shall not be construed as a finding by the Secretary for Resources that such an activity is discretionary.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.2. Exceptions

(a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings,

or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Note: Authority cited: Section 21083, Public Resources Code; References: Sections 21084 and 21084.1, Public Resources Code; *Wildlife Alive v. Chickering* (1977) 18 Cal.3d 190; *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* (1997) 52 Cal.App.4th 896; *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 925; *City of Pasadena v. State of California* (1993) 14 Cal.App.4th 810; *Association for the Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720; and *Baird v. County of Contra Costa* (1995) 32 Cal.App.4th 1464

Discussion: In *McQueen v. Mid-Peninsula Regional Open Space* (1988) 202 Cal. App. 3d 1136, the court reiterated that categorical exemptions are construed strictly, shall not be unreasonably expanded beyond their terms, and may not be used where there is substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment.

Public Resources Code Section 21084 provides several additional exceptions to the use of categorical exemptions. Pursuant to that statute, none of the following may qualify as a categorical exemption: (1) a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources within a scenic highway (this does not apply to improvements which are required as mitigation for a project for which a negative declaration or EIR has previously been adopted or certified); (2) a project located on a site included on any list compiled pursuant to Government Code section 65962.5 (hazardous and toxic waste sites, etc.); and (3) a project which may cause a substantial adverse change in the significance of a historical resource.

15300.3. Revisions to List of Categorical Exemptions

A public agency may, at any time, request that a new class of categorical exemptions be added, or an existing one amended or deleted. This request must be made in writing to the Office of Planning and Research and shall contain detailed information to support the request. The granting of such request shall be by amendment to these Guidelines.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.4. Application By Public Agencies

Each public agency shall, in the course of establishing its own procedures, list those specific activities which fall within each of the exempt classes, subject to the qualification that these lists must be consistent with both the letter and the intent expressed in the classes. Public agencies may omit from their implementing procedures classes and examples that do not apply to their activities, but they may not require EIRs for projects described in the classes and examples in this article except under the provisions of Section 15300.2.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15301. Existing Facilities

WESTLAW California Code of Regulations

[Home](#) [Table of Contents](#)

§ 15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources.

14 CA ADC § 15064.5

BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS

Barclays Official California Code of Regulations [Currentness](#)

Title 14. Natural Resources

Division 6. Resources Agency

Chapter 3. Guidelines for Implementation of the California Environmental Quality Act

Article 5. Preliminary Review of Projects and Conduct of Initial Study

14 CCR § 15064.5

§ 15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources.

(a) For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical

resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

(4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

(5) When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of environmental documents.

(c) CEQA applies to effects on archaeological sites.

(1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subdivision (a).

(2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.

(3) If an archaeological site does not meet the criteria defined in subdivision (a), but does meet the definition of a unique archaeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.

(4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

(d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code section 5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission." Action implementing such an agreement is exempt from:

(1) The general prohibition on disintering, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).

(2) The requirements of CEQA and the Coastal Act.

(e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:

(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

(B) If the coroner determines the remains to be Native American:

1. The coroner shall contact the Native American Heritage Commission within 24 hours.

2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or

(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

(B) The descendant identified fails to make a recommendation; or

(C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(f) As part of the objectives, criteria, and procedures required by Section 21082 of the Public Resources Code, a lead agency should make provisions for historical or unique archaeological resources accidentally discovered during construction. These provisions should include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Sections 21083.2, 21084 and 21084.1, Public Resources Code; and Citizens for Responsible Development in West Hollywood v. City of West Hollywood (1995) 39 Cal.App.4th 490.

HISTORY

1. New section filed 10-26-98; operative 10-26-98 pursuant to Public Resources Code section 21087 (Register 98, No. 44).

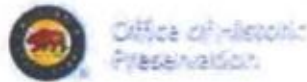
2. Change without regulatory effect amending subsections (c)(1), (c)(3), (d) and (e)(1)(B)2.-3. and amending Note filed 10-8-2005 pursuant to section 100, title 1, California Code of Regulations (Register 2005, No. 40).

This database is current through 12/22/17 Register 2017, No. 51

14 CCR § 15064.5, 14 CA ADC § 15064.5

END OF DOCUMENT

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California Environmental Quality Act (CEQA)

CEQA Basics

The **California Environmental Quality Act (CEQA)** ([https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=195DAAA70D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=195DAAA70D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))) has a number of functions, two major functions are described here. One is to provide decision makers with information about the environmental impacts of projects prior to granting approval. The second is to allow the public to comment on the impacts of projects in their community. Through the comment process, citizens can help projects avoid and minimize impacts by developing project alternatives and mitigation measures.

Just because significant environmental impacts are identified, CEQA does not require that projects be denied. That decision to approve or deny is left to elected officials or appointed decision makers. It is important for concerned citizens to participate in the CEQA comment process if they want to play a role. Without public participation, decision makers will find it difficult determining what a tolerable or intolerable environmental impact looks like in their community.

Local governments with a permit approval (cities, counties, special districts) are referred to in CEQA as "Lead Agencies" and are tasked under CEQA with carrying out the environmental impact analysis. Once a lead agency has acted, the citizen or other entity must turn to the courts to determine the adequacy of the CEQA document.

Historical resources (buildings, structures, or archeological resources) are considered part of the environment and are subject to review under CEQA. Please contact the OHP if you have questions about how to participate in the CEQA process or how to identify and evaluate historical resources during an environmental impact analysis.

CEQA is encoded in Sections 21000 et seq. of the Public Resources Code (PRC) with Guidelines for implementation codified in the **California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 et seq.** (<http://resources.ca.gov/ceqa/guidelines/art1.html>), requires state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment. State owned properties are subject to the provisions of **Public Resources Code Section 5024 and 5024.5** (<http://pages/1071/files/public%20resources%20code%205024.pdf>).

Historical resources are considered part of the environment and a project that may cause a substantial adverse effect on the significance of a historical resource is a project that may have a significant effect on the environment. The definition of "historical resources" is contained in Section 15064.5 of the CEQA Guidelines.

CEQA Guidelines ([https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=195DAAA70D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=195DAAA70D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)))

Public Resources Code Section 21083.2-21084.1 (<http://pages/1054/files/public%20resources%20code.pdf>)

Public Resources Code Section 5024 (<http://pages/1071/files/public%20resources%20code%205024.pdf>)

CEQA Process Flowchart (http://pages/1071/files/ceqa_flow_chart.pdf)

AB52 Tribal Cultural Resources and CEQA

Office of Planning and Research Technical Advisory - AB52 and Tribal Cultural Resources in CEQA (<http://nahc.ca.gov/wp-content/uploads/2017/06/Technical-Advisory-AB-52-and-Tribal-Cultural-Resources-in-CEQA.pdf>)

Office of Planning and Research - Tribal Cultural Resources and CEQA (https://www.opr.ca.gov/s_ab52.php)

CEQA Appendix G Checklist with AB 52 Changes (http://opr.ca.gov/docs/Appendix_G_AB_52_Update_2016.pdf)

Native American Heritage Commission - The Basics of Protecting Tribal Cultural Resources Under AB 52 (<http://nahc.ca.gov/2017/04/the-basics-of-protecting-tribal-cultural-resources-under-ab-52-the-california-environmental-quality-act-ceqa-a-training-for-tribes-presentations/>)

CEQA Q & A

[When does CEQA apply? \(page_id=21721\)](#)

[What is the CEQA review process and who initiates it? \(page_id=21722\)](#)

[What is the California Register and what does it have to do with CEQA? \(page_id=21724\)](#)

[Are archeological sites part of the California Register? \(page_id=21725\)](#)

[What is substantial adverse change to a historical resource? \(page_id=21726\)](#)

[How can substantial adverse change be avoided or mitigated? \(page_id=21727\)](#)

[What are exemptions under CEQA and how are they used? \(page_id=21728\)](#)

[What are local CEQA Guidelines? \(page_id=21729\)](#)

[Who ensures CEQA is being followed properly? \(page_id=21730\)](#)

[How should a citizen approach advocating for historical resources under CEQA? \(page_id=21731\)](#)

[What information is useful to have when contacting DHP about a CEQA project? \(page_id=21732\)](#)

This information is intended to merely illustrate the process outlined in CEQA statute and guidelines relative to historical and cultural resources. These materials on CEQA and other laws are offered by the State Office of Historic Preservation for informational purposes only. This information does not have the force of law or regulation and should not be cited in legal briefs as the authority for any proposition. In the case of discrepancies between the information provided on this website and the CEQA statute or guidelines, the language of the CEQA statute and Guidelines (PRC Section 21000 et seq. and 14 CCR Section 15000 et seq.) is controlling. Information contained in this site does not offer nor constitute legal advice. You should contact an attorney for technical guidance on current legal requirements.

CEQA Case Studies

The California Office of Historic Preservation comments on CEQA documents as an authority on historic and cultural resources. The publications below use case studies taken from environmental documents produced in California to help environmental analysts and lead agencies understand historical and cultural resource identification and evaluation.

Volume I: How to Identify and Evaluate Historic and Cultural Landscapes

[\(../pages/1071/files/ceqa%20significant%20impacts%20cultural%20landscapes%20vi.pdf\)](#)

Volume II: Consider the Whole Action: How to Avoid Segmenting [\(../pages/1071/files/ceqa%20how%20to%20avoid%20segmenting%20ca%20v-ii.pdf\)](#)

Volume III: Using Discretion to Identify Historic Resources [\(../pages/1071/files/ceqa%20case%20studies%20-%20identification.pdf\)](#)

Volume IV: Infill Development Projects: Understanding Impacts to Historical Resources [\(../pages/1071/files/iv%20urban%20infill.pdf\)](#)

Volume V: Understanding Identification of Historical Resources [\(../pages/1071/files/v%20understanding%20identification.pdf\)](#)

Volume VI: Understanding the 50-year Threshold [\(../pages/1071/files/vi%20Understanding%20the%2050-year%20Threshold.pdf\)](#)

RELATED PAGES

[Section 106 - Federal Agency Compliance \(/?page_id=1071\)](#)

[American Recovery Act & Section 106 Reviews \(/?page_id=28035\)](#)

[The FCC & Section 106 Review \(/?page_id=28034\)](#)

Staff Contacts

Ron Parsons (<mailto:ron.parsons@parks.ca.gov>)

State Historian II

CEQA/Education and Outreach/CLG Coordinator

916-445-7042

Staff Directory

(/?page_id=1075)

Main Address:

Office of Historic Preservation

1725 23rd Street, Suite 100

Sacramento, CA 95816

(916) 445-7000; fax: (916) 445-7053

calshpo.ohp@parks.ca.gov (<mailto:calshpo.ohp@parks.ca.gov>)

CEQA LINKS

["CEQA, Where to Start?" \(.../pages/1071/files/ceqa.pdf\)](#)


[CEQA Guidelines \(https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodesofRegulations?guid=I95DAAA70D48811DFBC02831C6D5C108E&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodesofRegulations?guid=I95DAAA70D48811DFBC02831C6D5C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))

[California Register of Historical Resources \(/?page_id=21238\)](#)

[Office of Planning & Research/State Clearinghouse \(http://opr.ca.gov/\)](http://opr.ca.gov/)

[PRC 5024 & 5024.5 - State Agency Compliance \(/?page_id=27964\)](#)

[Section 106 - Federal Agency Compliance \(/?page_id=1071\)](#)

 Address: 1725 23rd Street, Suite 100, Sacramento, CA 95816

 Public Information Inquiries: (916) 445-7000

 Email:

Select Language | ▼

You selected:

Address: **2417 GREEN ST** Block/Lot: **0560 / 028**

Please select among the following links, the type of permit for which to view address information:

[Electrical Permits](#) [Plumbing Permits](#) [Building Permits](#) [Complaints](#)

(Building permits matching the selected address.)

Permit #	Block	Lot	Street #	Street Name	Unit	Current Stage	Stage Date
200706224914	0560	028	2417	GREEN ST		EXPIRED	08/26/2019
200902192408	0560	028	2417	GREEN ST		EXPIRED	08/26/2019
201704113654	0560	028	2417	GREEN ST		EXPIRED	08/26/2019
201804277607	0560	028	2417	GREEN ST		COMPLETE	11/14/2018
201710020114	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201705116316	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201712136376	0560	028	2417	GREEN ST		FILED	12/13/2017
M831527	0560	028	2417	GREEN ST		ISSUED	09/13/2017
201704285244	0560	028	2417	GREEN ST		FILED	04/28/2017
200707066100	0560	028	2417	GREEN ST		EXPIRED	05/01/2008
8600460	0560	028	2417	GREEN ST		COMPLETE	04/11/1986
8206745	0560	028	2417	GREEN ST		COMPLETE	03/04/1983

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Contact SFGov [Accessibility](#) [Policies](#)
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Permit Details Report**Report Date:** 1/8/2020 6:47:19 AM

Application Number: 201804277607
 Form Number: 8
 Address(es): 0560 / 028 / 0 2417 GREEN ST
 Description: Temporary shoring comply w/nov 201727021, to shore up remaing center brick facade
 Cost: \$500.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
4/27/2018	TRIAGE	
4/27/2018	FILING	
4/27/2018	FILED	
5/8/2018	APPROVED	
5/8/2018	ISSUED	
11/14/2018	COMPLETE	4294094 Final Inspection/Approved

Contact Details:**Contractor Details:**

License Number: 1012620
 Name: CHRISTOPHER FRANCIS DURKIN
 Company Name: DURKIN INC.
 Address: 1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
 Phone:

Addenda Details:**Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CES	4/27/18	4/27/18			4/27/18	SCHROEDER CHRISTOPHER	
2	BID-INSP	4/27/18	4/27/18			4/27/18	MCHUGH KEVIN	
3	INTAKE	4/27/18	4/27/18			4/27/18	SAPHONIA COLLINS	
4	BLDG	4/27/18	4/27/18			4/27/18	YU CYRIL	
5	CPB	5/8/18	5/8/18			5/8/18	YU ZHANG REN	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
11/14/2018	PM	WS	Web Scheduled	FINAL INSPECT/APPRVD	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
11/14/2018	Kevin Birmingham	FINAL INSPECT/APPRVD	FINAL INSPECT/APPRVD

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0	10/10/2018	SHAJNAL	24F	OTHERS	temporary shoring of (E) brick wall
0	10/10/2018	SHAJNAL	21A	SHORING	

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking home page.](#)

Permit Details Report

Report Date: 1/8/2020 6:55:45 AM

Application Number: 201712136376

Form Number: 8

Address(es): 0560 / 028 / 0 2417 GREEN ST

Description: TO COMPLY W/NOV #201724852 - REMOVE BRICK CHIMNEY, 2X FULL DEPTH JOIST @ 16" O.C. TO MATCH (E) ROOF & JOIST FRAMING W/ 3/4" RATED PLYWOOD NAILED W/10D @16" O.C. ALL NAILING & CONVENTIONAL FRAMING PER 2016 CBC, N/A MAHER ORDINANCE

Cost: \$250.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
12/13/2017	TRIAGE	
12/13/2017	FILING	
12/13/2017	FILED	

Contact Details:

Contractor Details:

License Number: 1012620
 Name: CHRISTOPHER FRANCIS DURKIN
 Company Name: DURKIN INC.
 Address: 1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
 Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	BID-INSP	12/13/17	12/13/17			12/13/17	CURRAN BERNIE	415-558-6096	
2	INTAKE	12/13/17	12/13/17			12/13/17	YIP JANET	415-999-9999	
3	CP-ZOC							415-558-6377	
4	BLDG							415-558-6133	
5	CPB							415-558-6070	

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

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Below is a list of all agents for the selected permit, along with their roles on the project.

Permit Number: 201712136376

	Firm Name	Agent Name	Role	From	To
Info	DURKIN INC.	CHRISTOPHER FRANCIS DURKIN	CONTRACTOR	12/13/2017	

1

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Permit Details Report

Report Date: 1/8/2020 6:49:54 AM

Application Number: 201710020114
 Form Number: 8
 Address(es): 0560 / 028 / 0 2417 GREEN ST
 Description: TO COMPLY NOV201708032, ADMINISTRATIVE PERMIT TO FACILITATE DCP REVIEW, REVISION TO PA#201705116316, DELETE FREESTANDING RETAINING WALL AT REAR YARD. NO WORK UNDER THIS PERMIT. N/A MAHER ORDINANCE
 Cost: \$1.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/2/2017	TRIAGE	
10/2/2017	FILING	
10/2/2017	FILED	
11/3/2017	APPROVED	
11/3/2017	ISSUED	
12/20/2017	SUSPEND	Suspended per DCP letter dated 12/20/2017. O'Riordan

Contact Details:

Contractor Details:

License Number: 1012620
 Name: CHRISTOPHER FRANCIS DURKIN
 Company Name: DURKIN INC.
 Address: 1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
 Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	10/2/17	10/2/17			10/2/17	HAJNAL STEVEN	OK TO PROCESS BY
2	INTAKE	10/2/17	10/2/17			10/2/17	CHUNG JANCE	
3	CP-ZOC	10/10/17	10/10/17			10/10/17	MAY CHRISTOPHER	Approved: Revision to BPA # 201705116316 to remove freestanding concrete retaining wall in rear yard. Garage excavation in basement level and raised planting beds in rear yard unchanged.
4	BLDG	10/12/17	10/12/17			10/12/17	YU CYRIL	APPROVED.
5	HEALTH	10/13/17	10/13/17			10/31/17		approved by M. Zalay
6	CPB	11/3/17	11/3/17			11/3/17	CHUNG JANCE	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking home page.](#)

Below is a list of all agents for the selected permit, along with their roles on the project.

Permit Number: 201710020114

	Firm Name	Agent Name	Role	From	To
Info	DURKIN INC.	CHRISTOPHER FRANCIS DURKIN	CONTRACTOR	10/2/2017	
Info	CHRISTOPHER DURKIN P.E.	CHRISTOPHER DURKIN	ENGINEER	10/2/2017	

1

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Permit Details Report

Report Date: 1/8/2020 6:51:42 AM

Application Number: 201705116316
 Form Number: 8
 Address(es): 0560 / 028 / 0 2417 GREEN ST
 Description: PARTIAL DETERIOATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACKYARD
 Cost: \$100,000.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
5/11/2017	TRIAGE	
5/11/2017	FILING	
5/11/2017	FILED	
5/18/2017	APPROVED	
5/18/2017	ISSUED	
9/28/2017	SUSPEND	department of city planning review required
12/11/2017	REINSTATED	permit reinstated see pa 201710020114
12/20/2017	SUSPEND	Suspended per DCP letter dated 12/20/2017. O'Riordan

Contact Details:

Contractor Details:

License Number: 1012620
 Name: CHRISTOPHER FRANCIS DURKIN
 Company Name: DURKIN INC.
 Address: 1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000
 Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	5/11/17	5/11/17			5/11/17	PANGELINAN MARIANNE	
2	BLDG	5/11/17	5/11/17			5/11/17	YU CYRIL	
3	CPB	5/18/17	5/18/17			5/18/17	CHEUNG WAI FONG	5/18/17: SAFETY PERMIT RECEIVED. WF

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
7/13/2017	Robert Power	START WORK	SITE VERIFICATION

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	placement
0			4	REINFORCING STEEL AND PRESTRESSING TENDONS	reinforcing steel
0			13	SPECIAL GRADING, EXCAVATION AND FILLING (GEO. ENGINEERED)	
0			24C	CONCRETE CONSTRUCTION	
0			23	OTHERS:AS RECOMMENDED BY PROFESSIONAL OF RECORD	geotech of record to observe excavation @ start of EA cut

0		24A	FOUNDATIONS
0		18A	BOLTS INSTALLED IN EXISTING CONCRETE

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

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Below is a list of all agents for the selected permit, along with their roles on the project.

Permit Number: 201705116316

	Firm Name	Agent Name	Role	From	To
Info	DURKIN INC.	CHRISTOPHER FRANCIS DURKIN	CONTRACTOR	5/18/2017	

1

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ](#) area.

Permit Details Report

Report Date: 1/8/2020 6:57:16 AM

Application Number: 201704285244

Form Number: 3

Address(es): 0560 / 028 / 0 2417 GREEN ST

Description: HORIZONTAL ADDITION. EXPANSION OF (E) GARAGE IN BASEMENT LEVEL, 1ST, 2ND, 3RD & 4TH STORY HORIZONTAL REAR YARD ADDITION; ALTERATIONS TO (E) FRONT FACADE; EXCAVATION & FULL FOUNDATION REPLACEMENT; LOWERING (E) BLDG APPROX 1'-11"; INTERIOR REMODEL THROUGHOUT.

Cost: \$50,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
4/28/2017	TRIAGE	
4/28/2017	FILING	
4/28/2017	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPB	4/28/17	4/28/17			4/28/17	TORRES SHIRLEY	415-558-6070	
2	CP-ZOC	4/28/17					MAY CHRISTOPHER	415-558-6377	6/13/18 routed plans R2 to planner CM (WS)
3	CP-NP	10/16/17		10/16/17	10/17/17		MAY CHRISTOPHER	415-558-6377	Sec. 311 cover letter mailed: 10/16/17 Sec. 311 mailed: 10/23/17 exp: 11/22/17 (Milton)
4	CP-DR	11/17/17					OROPEZA EDGAR	415-558-6377	New DR application total (2) on 11/21/2017 at 11:00 am deemed complete by polanner Edgar oropeza
5	BLDG							415-558-6133	
6	DPW-BSM							415-558-6060	
7	SFPUC							415-575-6941	
8	PPC						BARTHOLOMEW IRENE	415-558-6133	6/12/18pm: R2 to DCP. ibb
9	CPB							415-558-6070	

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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Below is a list of all agents for the selected permit, along with their roles on the project.

Permit Number: 201704285244

	Firm Name	Agent Name	Role	From	To
Info	DUMICAN MOSEY ARCHITECTS	ANASTASIA BESPALOVA	AUTHORIZED AGENT-OTHERS	4/28/2017	
Info	DUMICAN MOSEY ARCHITECTS	ERIC DUMICAN	ARCHITECT	4/28/2017	

1

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ](#) area.

You selected:

Address: **2417 GREEN ST** Block/Lot: **0560 / 028**

Please select among the following links, the type of permit for which to view address information:

[Electrical Permits](#) [Plumbing Permits](#) [Building Permits](#) [Complaints](#)

(Complaints matching the selected address.)

Complaint #	Expired	Date Filed	Status	Div	Block	Lot	Street #	Street Name
201976112		08/09/2019	ACTIVE	CES	0560	028	2417	GREEN ST
201937943		03/19/2019	CLOSED	BID	0560	028	2417	GREEN ST
201920322		01/18/2019	CLOSED	BID	0560	028	2417	GREEN ST
201920683		01/18/2019	CLOSED	CES	0560	028	2417	GREEN ST
201893553		09/21/2018	CLOSED	BID	0560	028	2417	GREEN ST
201893411		09/20/2018	CLOSED	BID	0560	028	2417	GREEN ST
201888531		08/28/2018	CLOSED	BID	0560	028	2417	GREEN ST
201830371		01/09/2018	CLOSED	BID	0560	028	2417	GREEN ST
201727261		12/21/2017	ACTIVE	BID	0560	028	2417	GREEN ST
201727021		12/20/2017	CLOSED	CES	0560	028	2417	GREEN ST
201724852		12/12/2017	ACTIVE	CES	0560	028	2417	GREEN ST
201708032		09/27/2017	CLOSED	BID	0560	028	2417	GREEN ST

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COMPLAINT DATA SHEET**Complaint Number:**

201976112

Owner/Agent: OWNER DATA
SUPPRESSED

Date Filed:

Owner's Phone: --

Location: 2417 GREEN ST

Contact Name: --

Block: 0560

Contact Phone: --

Lot: 028

Complainant: COMPLAINANT DATA
SUPPRESSED

Site:

Rating:

Occupancy Code:

Received By: Edward Greene

Division: CES

Complainant's

Phone:

Complaint Source: TELEPHONE

Assigned to CES

Division:

Description: vacant building

Instructions:

INSPECTOR INFORMATION**DIVISION** | **INSPECTOR**

CES | GREENE

ID

1127

DISTRICT**PRIORITY****REFERRAL INFORMATION****COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
08/09/19	CASE OPENED	CES	Greene	CASE RECEIVED	
08/09/19	ABANDONED BUILDING	CES	Greene	CASE UPDATE	ok to send wn eg
09/09/19	GENERAL MAINTENANCE	CES	Greene	CASE UPDATE	Sent Warning notice to owners on file. BY MF
10/08/19	ABANDONED BUILDING	CES	Chung	CASE UPDATE	Researched permit history / status-mc
10/09/19	ABANDONED BUILDING	CES	Chung	FIRST NOV SENT	Site verification, Per DCP NOV issued & posted and photos-mc
10/09/19	ABANDONED BUILDING	CES	Chung	CASE UPDATE	Processed photos-mc
10/10/19	ABANDONED BUILDING	CES	Greene	CASE UPDATE	Cert mailed 1st NOV -ll
10/11/19	ABANDONED BUILDING	CES	Greene	CASE UPDATE	Prep DH 11/15/19 package and cert mailed - ll
10/11/19	ABANDONED BUILDING	CES	Chung	REFER TO DIRECTOR'S HEARING	Reviewed & scheduled for the DH on 11/15/2019-mc
10/16/19	ABANDONED BUILDING	CES	Chung	CASE UPDATE	Case returned to staff per MH-mc

COMPLAINT ACTION BY DIVISION**NOV (HIS):****NOV (BID):**

10/09/19

Inspector Contact InformationOnline Permit and Complaint Tracking home page.**Technical Support for Online Services**

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COMPLAINT DATA SHEET

Complaint Number: 201937943

Owner/Agent: OWNER DATA
SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:

Location: 2417 GREEN ST

Block: 0560

Lot: 028

Site:

Rating:

Occupancy Code:

Received By: OHUANG

Division: BID

Complainant's

Phone:

Complaint Source: WEB FORM

Assigned to Division: BID

Description: date last observed: 19-MAR-19; time last observed: Continual; identity of person performing the work: CHRISTOPHER DURKIN & ; floor: All storie; unit: Single res; exact location: Common Area; building type: Residence/Dwelling WATER INTRUSION; ABANDONED/DERELICT STRUCTURE; STRUCTURAL PROBLEMS; WORK BEING DONE IN DANGEROUS MANNER;; additional information: WATER IS POURING OUT OF VACANT BUILDING MAKING THE FRONT SIDEWALK SLICK AND DANGEROUS;

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6330	4	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
03/19/19	CASE OPENED	BID	Birmingham	CASE RECEIVED	
03/19/19	OTHER BLDG/HOUSING VIOLATION	INS	Birmingham	CASE CLOSED	Case reviewed, to be referred to CES. mh/oh

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

Inspector Contact Information

[Online Permit and Complaint Tracking home page.](#)

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