

To: SF Controller Ben Rosenfield

Cc: City Attorney Chiu, Deputy City Attorney Keslie Stewart, Patrick O'Riordan, Rich Hillis, Corey Teague, Kelly Wong, Josephine Chen, SF District Attorney

From: Jerry Dratler

Date: April 8, 2022

Subject: Whistleblower complaint. DBI failed to issue a Notice of Violation for the reconstruction of a 3-story bay at 27 17th Avenue without a building permit.

Summary

In this document I reference supporting documents in the attached PDF file by page number.

The Planning Commission on July 25, 2019, issued DRA 0657 (5-7) which required developer Tim Brown to reconstruct the 3-story bay his contractor Declan McKeivitt illegally removed without a permit from 25 17th Avenue in 2016. 25 17th Avenue is lot 025 of block 1341.

In 2016 DBI issued a Notice of Violation for the illegal bay removal. DBI and the Planning Department approved a 2020 administrative permit (10-11) to reconstruct the bay at 27 17th Avenue. Mr. Brown's contractor Declan McKeivitt reconstructed the bay without a building permit. Mr. Brown illegally removed and illegally reconstructed the 3-story bay.

- Mr. Brown illegally removed the bay to create a 2nd lot, 27 17th Avenue (lot 026 of block 1341). The second lot was created through the issuance of a Certificate of Compliance recorded on February 8, 2017.
- Reconstruction of the bay requires reconstructing the bay on what is now 27 17th Avenue, lot 026 of block 1341.
- Mr. Brown should have submitted a building permit prior to reconstructing the 3-story bay on the adjoining lot.
- 25 17th Avenue currently illegally straddles the lot line (8) between lots 25 and 26 of block 1341. This is a land use issue the Zoning Administrator needs to resolve.

The reconstruction of the bay on 27 17th Avenue meets the DBI definition of work without a building permit. No building permits have been issued to 27 17th Avenue. DBI should issue a Notice of Violation for the unpermitted work on 27 17th Avenue with a stop work order and assess a penalty of 9 times the unpaid permit fee.

DBI complaint (202288425) for the unpermitted reconstruction of the bay was improperly closed by Inspectors Hartley and McHugh.

DBI Inspectors Hartley and McHugh made a number of false statements in the complaint they improperly closed. I enclosed a copy of the complaint with my annotations on page 4.

- Building permit 2017.0707.1206 was issued to 25 17th Avenue, lot 025 of block 1341. This building permit does not authorize reconstruction of the 3-story bay on the adjoining lot 026.
- Permit 2020.0922.4726 is not a building permit, it is an administrative permit that was issued to lot 026 of block 1341. A building permit issued to lot 026 was required to reconstruct the bay. The bay was reconstructed without a building permit.
- Inspectors Hartley and McHugh are incorrect when they claim the building permit issued to 25 17th Avenue authorizes the reconstruction of the 3-story bay at 27 17th Avenue. The building permit to reconstruct the bay has to have the same lot number and street address as the administrative permit, 27 17th Avenue lot 026.
- Inspectors Hartley and McHugh are incorrect when they claim the cost of reconstructing the bay is included in the 2017 building permit. A copy of the first floor of the plan submitted with the 2017 building permit is on page 3. Note the existing and proposed first floor plan does not include the 3-story bay.
- The inspector's March 29, 2022, comment in the complaint that "bay reconstruction approved under 2017.0707.1206 25 17th ave blk/1341/025 KMH", is false.

I have also attached a copy of a document (8-15) I sent Kelly Wong dated March 9, 2022. The image below shows that on March 14, 2022, Josephine Chen opened a Planning Department Notice of Enforcement for the illegal reconstruction of the bay at 27 17th Avenue.

0000 Comparisons

Report for: **27 17TH AVE**



Planning Department Complaints

Active

2022-002823ENF Enforcement (ENF) 27 17th Ave

Opened: 3/14/2022

Status: Accepted 3/29/2022

Assigned Planner: Chen Josephine: josephine.chen@sfgov.org / 628-652-7395

Notice of Enforcement should be issued for the illegal reconstruction of the 3-story bay at 27 17th Avenue (lot 026). A building permit, not an administrative permit, should have been issued to lot 026. The bay reconstruction cost should be assigned to lot 026 since it sits on that lot and building permit fees should have been collected.

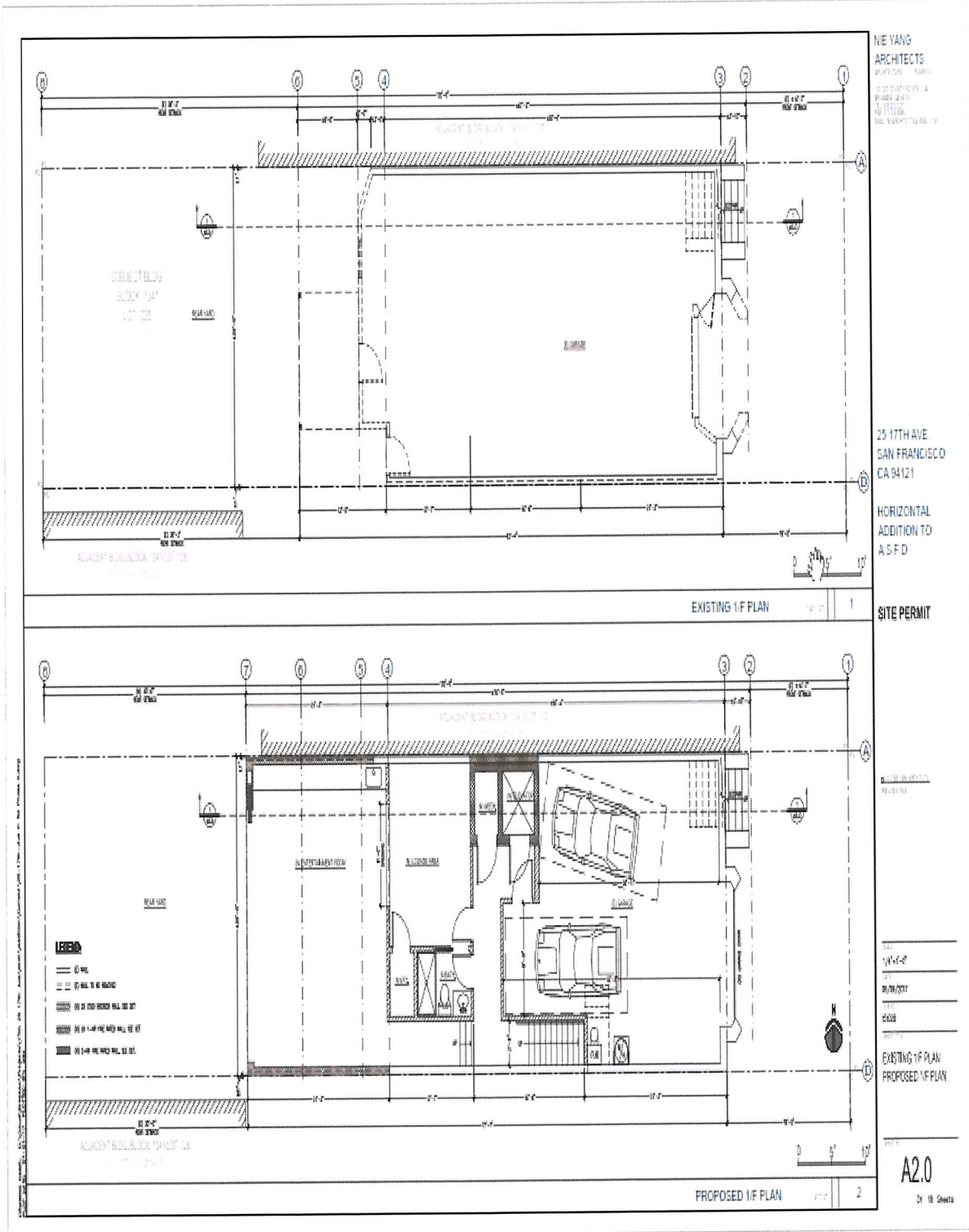
Address: 27 17TH AVE 94121

Further Info:

Related Records: None

Related Documents

Accela Citizen Access



Page A2.0 of the site plan for 25 17th Avenue does not show the 3-story bay in the existing or proposed first floor plan.

Welcome to our Permit / Complaint Tracking System!

COMPLAINT DATA SHEET

Complaint Number: 202288425

Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:	--	Location:	27 17TH AV
Contact Name:		Block:	1341
Contact Phone:	--	Lot:	026
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	
Complainant's Phone:		Received By:	SLWONG
Complaint Source:	WEB FORM	Division:	BID
Assigned to Division:	BID		

Description: date last observed: 09-MAR-22; time last observed: today; identity of person performing the work: Declan McKeivitt; exact location: Main Bldg; building type: Residence/Dwelling WORK W/O PERMIT;; additional information: A Notice of Violation should be issued for the illegal reconstruction of the 3-story bay at 27 17th Avenue (lot 026). **A building permit, not an administrative permit, should have been issued to lot 026.** The bay reconstruction cost should be assigned to lot 026 since it sits on that lot and building permit fees should have been collected. I sent Joe Duffy a memo fully explaining the problem. **Building permit 2017.0707.1206 (25 17th Avenue) was not revised to include reconstruction of the 3-story bay.** This means developer Tim Brown reconstructed the bay without a building permit. The February 29, 2020, copy of building permit 2017.0707.1206 has a project cost of \$575,000. This is 11 months before the administrative permit was issued in January of 2021 to

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	HARTLEY	6208	5	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
03/10/22	OTHER BLDG/HOUSING VIOLATION	BID	Hartley	CASE UPDATE	Case reviewed and assigned to district inspector per CM, slw
03/10/22	CASE OPENED	BID	Hartley	CASE RECEIVED	
03/15/22	OTHER BLDG/HOUSING VIOLATION	BID	McHugh	CASE UPDATE	Reconstruction of the 3 story bay, permitted under PA 201707071206, Building permit 202009224726 issued with DCP approval to document the bay reconstruction. The estimated construction cost on PA 201707071206, \$575,000, needs increased to \$600,000 as the plans were revised 2 years after initial submittal to include the Bay and this increase in scope should have increased the estimated cost of construction at that time. Permit holder to pay additional fees based on \$25,000.
03/29/22	OTHER BLDG/HOUSING VIOLATION	BID	Hartley	CASE CLOSED	reviewed permit with DCP. Bay construction approved under 201707071206 25 17th ave BLK/1341 Lot026 KMH

Commented [jd1]: The 2017 permit issued to lot 025 can't allow the reconstruction of the bay on the adjoining lot 026.

Commented [jd2]: Administrative permit 2020.0922.4726 is not a building permit. A building permit is required to reconstruct the bay.

Commented [jd3]: There is no need to increase the cost of the 2017 building permit for the reconstructed bay on the adjoining lot.

Commented [jd4]: Inspectors Hartley and McHugh closed the complaint falsely claiming the 25 17th Avenue building permit allowed for the reconstruction of the bay on the adjoining lot, 27 17th Avenue. They are wrong.

COMPLAINT ACTION BY DIVISION

NOV (HIS): NOV (BID):



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0657

HEARING DATE: JULY 25, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2017-000987DRP-02
Project Address: 25 17th Avenue
Building Permit: 2017.0707.1206
Zoning: RH-1 (Residential House One Family) District
 40-X Height and Bulk District

Block/Lot: 1341/025
Project Sponsor: Jon Kantor
 256 16th Avenue
 San Francisco, CA 94121

Dr requestors: Jerry Dratler
 40 17th Avenue
 San Francisco, CA 94121
 Alan Greinetz
 20 18th Avenue
 San Francisco, CA 94121

Staff Contact: David Winslow – (415) 575-9159
david.winslow@sfgov.org

ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF RECORD NO. 2017-000987DRP-02 AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 2017.0707.1206 PROPOSING A THREE-STORY HORIZONTAL ADDITION AT THE REAR AND A 4TH STORY HORIZONTAL ADDITION TO THE FRONT OF A FOUR-STORY ONE-FAMILY RESIDENCE AT 25 17TH AVENUE WITHIN THE RH-1 (RESIDENTIAL HOUSE, ONE FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 7, 2017, Jon Kantor filed for Building Permit Application No. 2017.0707.1206 proposing a three – story horizontal rear addition to an existing 4-story, one-family residence at 25 17th Avenue within the RH-1 (Residential House, One-Family) zoning district and 40-X height and bulk district.

On March 25, 2019 Jerry Dratler and Alan Greinetz, (hereinafter “Discretionary Review (DR) Requestors”) filed applications with the Planning Department (hereinafter “Department”) for Discretionary Review (2017-000987DRP-02) of Building Permit Application No. 2017.0707.1206.

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

On July 25, 2019, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2017-000987DRP-02.

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

ACTION

The Commission finds exceptional and extraordinary circumstances with respect to the project and hereby takes Discretionary Review requested in Record No. 2017-000987DRP-02 and approves Building Permit Application 2017.0707.1206 with the conditions enumerated below:

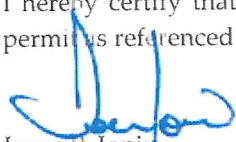
1. Revert the existing building to its previous existing condition by restoring the 3-story bay.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (415) 415-575-6880, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

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

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

I hereby certify that the Planning Commission took Discretionary Review and approved the building permits referenced in this action memo on July 25, 2019.



Jonas P. Ioni
Commission Secretary

AYES: Johnson, Koppel, Melgar, Moore, Richards

NAYS: Fung

ABSENT: Hillis

ADOPTED: July 25, 2019

To: Kelly Wong

From: Jerry Dratler

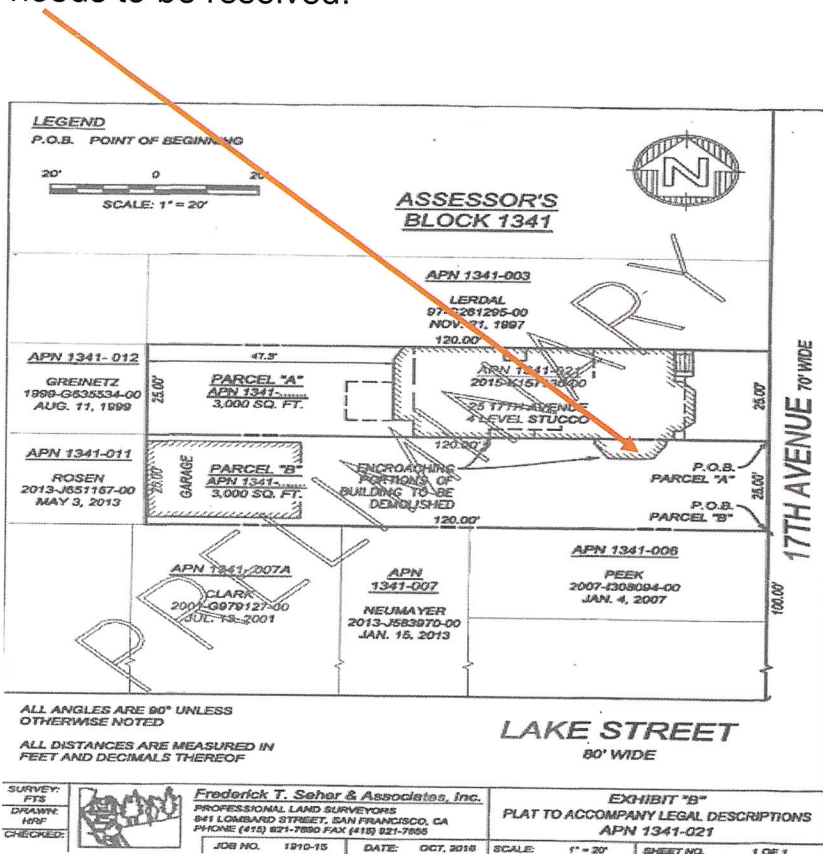
Subject: Reconstruction of the 3-story bay at 27 17th Avenue with an administrative permit is not permissible.

Date: March 9, 2022

Summary

A Notice of Enforcement should be issued for the illegal reconstruction of the 3-story bay at 27 17th Avenue (lot 026). A building permit, not an administrative permit, should have been issued to lot 026. The bay reconstruction cost should be assigned to lot 026 since it sits on that lot and building permit fees should have been collected.

It is also illegal for the house at 25 17th Avenue (lot 025) to straddle the lot line between lots 025 and 026 of block 1341. This is a zoning issue that needs to be resolved.



Building permit 2017.0707.1206 (25 17th Avenue) was not revised to include reconstruction of the 3-story bay. This means developer Tim Brown reconstructed the bay without a building permit.

Below is a February 29, 2020, copy of building permit 2017.0707.1206 with a project cost of \$575,000. This is 11 months before the administrative permit was issued in January of 2021 to reconstruct the bay. A March 08, 2022, copy of the permit below has the same \$575,000 cost with no increase for reconstruction of the 3 story bay. The 2020 and 2022 copies of the 25 17th Avenue building permit have the same cost and scope of work. The reconstruction of the 3 story bay and its costs have not been included.

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 2/29/2020 12:19:32 PM

Application Number: 201707071206

Form Number: 3

Address(es): 1341 /025 /0 25 17TH AV

Description: TO COMPLY W/ NOV 201623795 & 201757399 & PLANN ENF CASE #2016009806, HORIZON ADDITN, LOBBY ELEVATOR, ENTERTAIN RM, BATH AT 1ST FL, LAUNDRY, 3 BATH 2ND & 3RD FL, REPLACE SIDE WALK, REPAIR STUCCO, RELOCATE METER, REPAIR FENCE, ADD 1 BEDRM & BATH AT 4TH FLOOR. NO PENALTY FOR THIS PA.

Cost: \$575,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
7/7/2017	TRIAGE	
7/7/2017	FILING	
7/7/2017	FILED	
1/30/2020	APPROVED	
1/30/2020	ISSUED	
2/6/2020	SUSPEND	BOA Appeals #20-013 and #20-014

I have enclosed a copy of the administrative permit for 27 17th Avenue that was improperly issued and a copy of the building permit for 25 17th Avenue that is referenced in the administrative permit. The statement in the administrative permit that the scope of work and cost of reconstructing the 3-story bay are now included in the 25 17th Avenue permit (2017.0707.1206) is not correct.

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Below is a list of all agents for the selected permit, along with their roles on the project.
Permit Number: 202009224726

	<u>Firm Name</u> ▼	<u>Agent Name</u>	<u>Role</u>	<u>From</u>	<u>To</u>
Info	OWNER	OWNER OWNER	CONTRACTOR	1/12/2021	
Info	JONATHAN KANTOR	JONATHAN KANTOR	AUTHORIZED AGENT-OTHERS	1/12/2021	

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 3/8/2022 4:34:19 PM

Application Number: 202009224726

Form Number: 8

Address(es): 1341/026/0 27 17TH AV

Description: COMPLY W/ NOV# 201623795 & 201757399, PLANNING ENFORCEMENT #2016.0096 & PLANNING COMMISION DR 2017-000987 DRP TO RESTORE THE 3 STORY BAY FROM 25 17TH AVE. SCOPE OF WORK AND COST INCLUDED UNDER PA# 201707071206 PERMIT FOR ADMINISTRATIVE PURPOSES ONLY.

Cost: \$1.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
9/22/2020	TRIAGE	
9/22/2020	FILING	
9/22/2020	FILED	
1/12/2021	APPROVED	
1/12/2021	ISSUED	
1/21/2021	SUSPEND	Per BOA appeal #21-006 dated 01/21/2021
3/16/2021	REINSTATED	Per BOA NOD 03/16/21, suspension lifted

Contact Details:

Contractor Details:

License Number: OWN
 Name: OWNER OWNER
 Company Name: OWNER
 Address: OWNER * OWNER CA 00000-0000
 Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	9/22/20	9/22/20			9/22/20	LEE KIM	
2	CP-ZOC	9/4/20	9/4/20			9/4/20	GORDON-JONCKHEER ELIZABETH	
3	BLDG	9/3/20	9/3/20			9/3/20	LOWREY DANIEL	1/12/2021: 90-DAY RE-REVIEW BY WILLY YAU-mbp
4	CPB	1/12/21	1/12/21			1/12/21	PASION MAY	TRAVELING WITH (N) BLDG PA# 201806252842 & DEMO PA# 201806252937

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

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

Activity Date	Inspector	Inspection Description	Inspection Status
3/22/2021	Daniel Helminiak	START WORK	START WORK

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Welcome to our Permit / Complaint Tracking System!

Below is a list of all agents for the selected permit, along with their roles on the project.
Permit Number: 201707071206

	<u>Firm Name</u> ▲	<u>Agent Name</u>	<u>Role</u>	<u>From</u>	<u>To</u>
Info	AN DUN CONSTRUCTION	DECLAN MCKEVITT	CONTRACTOR	1/22/2021	
Info	JONATHAN KANTOR	JONATHAN KANTOR	PAYOR	3/2/2021	
Info	JONATHAN KANTOR	JONATHAN KANTOR	AUTHORIZED AGENT-OTHERS	7/7/2017	
Info	NIE YANG ARCHITECTS	YANG NIE	ARCHITECT	7/7/2017	

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 3/8/2022 4:37:49 PM

Application Number: 201707071206

Form Number: 3

Address(es): 1341/025/0 25 17TH AV

Description: TO COMPLY W/ NOV 201623795 & 201757399 & PLANN ENF CASE #2016009806, HORZON ADDITN, LOBBY ELEVATOR,

ENTERTAINMENT RM, BATH AT 1ST FL, LAUNDRY, 3 BATH 2ND & 3RD FL, REPLACE SIDE WALK, REPAIR STUCCO, RELOCATE METER, REPAIR FENCE, ADD 1 BEDRM & BATH AT 4TH FLOOR. NO PENALTY FOR THIS 201707171206

Cost: \$575,000.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
7/7/2017	TRIAGE	
7/7/2017	FILING	
7/7/2017	FILED	
1/30/2020	APPROVED	
1/30/2020	ISSUED	
2/6/2020	SUSPEND	BOA Appeals #20-013 and #20-014
5/14/2020	REINSTATED	BOA Appeals #20-013 and #20-014 email dated 5/14/2020. Joseph Duffy. bk

Contact Details:

Contractor Details:

License Number: 919465
 Name: DECLAN MCKEVITT
 Company Name: AN DUN CONSTRUCTION
 Address: P.O. BOX 27144 * SAN FRANCISCO CA 94127-0000
 Phone:

Addenda Details:

Description: SITE

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	7/7/17	7/7/17			7/7/17	YAN BRENDA	
2	CP-ZOC	7/10/17	11/7/19			11/7/19	JIMENEZ SYLVIA	6/5/18 routed plans to planner BB (WS) June 2018 - project reassigned from Brittany Bendix to Alexandra Kirby 11/7/19 Revised plans approved in accordance with DRA-0658; restores bay window on south facade.

3	CP-NP	2/13/19	11/7/19	2/13/19	2/14/19	11/7/19	JIMENEZ SYLVIA	Emailed cover letter 2/13/2019. (Theresa) Mailed 311 notice 2/21/2019; expire 3/25/2019 (Theresa)
4	BLDG	11/13/19	11/27/19			11/27/19		11/27/19: 2nd OTC request approved by Cyril Yu
4	CP-DR	7/10/17	7/10/17			7/10/17	CORRETTE MOSES	DR intake at pic
5	CP-DR	7/10/17	7/10/17			7/10/17	WINSLOW DAVID	DR at PIC on 3/25/19 (A.G.)
6	BLDG	11/27/19	12/13/19			12/13/19		12/13/19: OTC expired, to John Finnegan's bin; am Not Approved---Comments Issued
7	BLDG	12/13/19	12/20/19			12/23/19	FINNEGAN JOHN	Approved Site Plan
8	DPW-BSM	12/23/19	12/24/19			12/24/19	DENNIS RASSENDYLL	Approved SITE Permit only. ADDENDA requirement(s) for sign off: Inspection Conformity. All sidewalk applications and plans MUST be applied IN-PERSON for intake at 1155 Market St, 3rd Floor. Download sidewalk applications at http://www.sfpublicworks.org/services/permits . Your construction addenda will be ON-HOLD until all necessary PUBLIC WORKS-BSM permits are completed or plan checker(s) could recommend sign off to the satellite office via email. - RD
9	SFPUC	12/27/19	12/27/19	12/27/19	12/30/19	12/30/19	HELLER MORGAN	Permit has been assessed a Capacity Charge. DBI will collect charges. See Invoice attached to application. Route to PPC - 12/30/19. Requested documents received, hold released - 12/30/2019 On Hold until PDFs of the requested drawings are received -12/27/2019
10	CP-ZOC	12/30/19	1/21/20			1/21/20	JIMENEZ SYLVIA	
11	PPC	12/30/19	1/30/20			1/30/20	MAN ALICIA	1/30/20: to CPB; am 1/23/20: to HOLD bin per Cyril Yu' am 1/22/20: !Route to HOLD bin upon return to PPC per Cyril Yu; HP 12/30/19: To DCP to stamp and sign application form. PPC-Sheet index needs to be updated, add: A1.4, A1.5, A1.6 & A1.7, both sets; am 12/30/19: To PPC; HP 12/30/19: In hold bin pending approval from PUC; EC. 12/26/19: To PUC; HP 12/23/19: to BSM; mml 12/13/19: OTC expired, back to John Finnegan's bin; am 11/27/19: to OTC bin; am 11/27/19am: to Jonatahn Kantor. ibb 11/27/19: 2nd OTC request approved by Cyril Yu, to OTC bin; am 11/19/19: OTC denied by Anne Hu-Scope of work exceeds 1 hour. Back to John Finnegan's bin; am 11/19/19: to supervisor for OTC approval/denial; am 11/12/19: To BLDG; HP 10/15/19: S/R3 to DCP; HP 12/24/18: S/R2 to DCP; am 6/5/18am: R1 to DCP. ibb
12	CPB	1/30/20	1/30/20			1/30/20	CHAN AMARIS	24 PAGES. APPROV & ISSUE BY AMARIS. 5/3/19: Duplicate application created. Lost by planning. co

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description
11/12/2021	AM	CS	Clerk Scheduled	OK TO POUR
11/8/2021	AM	VS	IVR Scheduled	OK TO POUR
10/25/2021	AM	VS	IVR Scheduled	REINFORCING STEEL

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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
11/12/2021	Kevin McHugh	OK TO POUR	REINFORCING STEEL
11/8/2021	Kevin McHugh	OK TO POUR	CORRECTION REQUIRED
10/25/2021	Colette Cummins	REINFORCING STEEL	REINFORCING STEEL

1 2 3

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1			1	CONCRETE (PLACEMENT & SAMPLING)	
2			IE1	CF2R-LTG-01-E - LIGHTING - SINGLE FAMILY DWELLINGS	
1			4	REINFORCING STEEL AND PRESTRESSING TENDONS	
1			5A1	SINGLE PASS FILLET WELDS < 5/16"	
1			5B1	ALL OTHER WELDING (NDT EXCEPTION: FILLET WELD)	
1			5B5	MOMENT-RESISTING FRAMES	
1			18A	BOLTS INSTALLED IN EXISTING CONCRETE	
1			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1			20	HOLDOWNS	
1			24A	FOUNDATIONS	

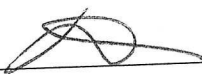

1 2 3

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

PETITION




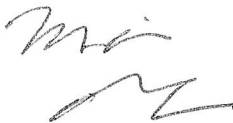

WE ARE PETITIONING SF MAYOR LONDON BREED, SUPERVISOR CATHERINE STEFANI AND THE BOARD OF SUPERVISORS, THE SF PLANNING DEPARTMENT AND COMMISSION, SF BOARD OF APPEALS, TO DENY THE APPLICATION FOR A VARIANCE FOR 3251/ 3253 STEINER STREET TO CONVERT HOUSING TO COMMERCIAL ZONING, AND TO DENY THE APPLICATION FOR A CANNABIS CLUB TO BE LOCATED AT 2205-2207 LOMBARD STREET FOR THE FOLLOWING REASONS: THE VARIANCE REQUEST DOES NOT FOLLOW THE CURRENT SF PLANNING DEPARTMENT POLICIES CONCERNING LOSS OF HOUSING WITHIN SAN FRANCISCO. THE APPLICATION FOR THE CANNABIS CLUB DOES NO FOLLOW THE SF PLANNING DEPARTMENT CODES AND RULES FOR APPROVAL. THERE ARE OVERLAPING EXISTING CLUBS AND SCHOOLS WITHIN THE AREA FOR APPROVAL. PLEASE SEE EXHIBIT A (attached) FOR THE 3 EXISTING CANNABIS DISPENSARY LOCATIONS AND APPLICATION STATUS FOR 6 ADDITIONAL DIPENSARIES/CLUBS IN THE MARINA/COW HOLLOW NIEGHBORHOODS.

NAME	ADDRESS	SIGNATURE	EMAIL
------	---------	-----------	-------

- ① ~~Diana Klein~~ 2322 Greenwich  DianaKlein@gmail.com
- ② Amir Bigdeli 2322 Greenwich  Amirali.bigdeli@gmail.com
- ③ Olga Ievtushenko 2353-55 North Point ievtushenko.olga@gmail.com
- ④ John Graham 2353 North Point JOHN.STEPHEN.GRAHAM@GMAIL.COM

PETITION

WE ARE PETITIONING SF MAYOR LONDON BREED, SUPERVISOR CATHERINE STEFANI AND THE BOARD OF SUPERVISORS, THE SF PLANNING DEPARTMENT AND COMMISSION, SF BOARD OF APPEALS, TO DENY THE APPLICATION FOR A VARIANCE FOR 3251/ 3253 STEINER STREET TO CONVERT HOUSING TO COMMERCIAL ZONING, AND TO DENY THE APPLICATION FOR A CANNABIS CLUB TO BE LOCATED AT 2205-2207 LOMBARD STREET FOR THE FOLLOWING REASONS: THE VARIANCE REQUEST DOES NOT FOLLOW THE CURRENT SF PLANNING DEPARTMENT POLICIES CONCERNING LOSS OF HOUSING WITHIN SAN FRANCISCO. THE APPLICATION FOR THE CANNABIS CLUB DOES NO FOLLOW THE SF PLANNING DEPARTMENT CODES AND RULES FOR APPROVAL. THERE ARE OVERLAPING EXISTING CLUBS AND SCHOOLS WITHIN THE AREA FOR APPROVAL. PLEASE SEE EXHIBIT A (attached) FOR THE 3 EXISTING CANNABIS DISPENSARY LOCATIONS AND APPLICATION STATUS FOR 6 ADDITIONAL DIPENSARIES/CLUBS IN THE MARINA/COW HOLLOW NIEGHBORHOODS.

	NAME	ADDRESS	SIGNATURE	EMAIL
⑤	Mason McKay	17 Service St. San Francisco, CA 94123		mjmckay06@gmail.com
⑥	Emily Karas	17 Service St San Francisco, CA 94123		emilykaras16@gmail.com
⑦	Sam Kaler	3125 Steiner St San Francisco CA 94123		Samuel.Kaler@gmail.com
⑧	MARISA Albee	3137 Steiner St SF, CA 94123		MALBEE@GMAIL.COM
⑨	Hayden Conrad	2349 Greenwich St San Francisco, CA 94123		hconrad125@yahoo.com

PETITION

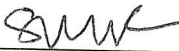
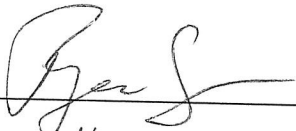


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	NAME	ADDRESS	SIGNATURE	EMAIL
⑩	Annika Erickson	3146 Steiner Street	<i>Annika Erickson</i>	nika.bryna@gmail.com
⑪	RYAN CARR	3146 Steiner St.	<i>RC</i>	ryanblakeleycarr@gmail.com
⑫	ELI O'SS BLACKMAN	2235 Booth St	<i>Eli O'Ss Blackman</i>	eli.blackman@global.net
⑬	MASON WENGER	2842 PIERCE ST.	<i>Mason Wenger</i>	masonwenger@yahoo.com

(X)


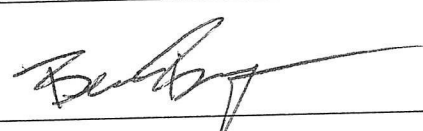
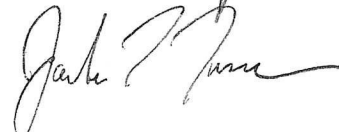

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	NAME	ADDRESS	SIGNATURE	EMAIL
(14)	Stef Rockers	2310 Chestnut		stefanie.rockers@gmail.com
(15)	Ryan Sotelo	2310 Chestnut		
(16)	John Herrerias	2309 ^{greenwich} Steiner		JH. johnherrerias@gmail.com
(17)	Juliana Lomb	2324 greenwich		

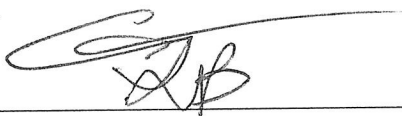





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	NAME	ADDRESS	SIGNATURE	EMAIL
(18)	Bijan Parvin	1563 Lombard St San Francisco, CA 94123		bijans44@hotmail.com
(19)	Blake Bergesen	1563 Lombard St SF		bergesenb1@gmail.com
(20)	Jordan Pasqua	3101 Scott St SF, 94123		jordan.p.pasqua@gmail.com JPAS
(21)	Karissa Edwards	3101 Scott St San Francisco, CA 94123		Karissa.m.edwards@gmail.com

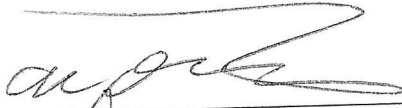


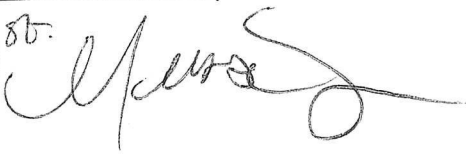
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	NAME	ADDRESS	SIGNATURE	EMAIL
(22)	Sean Byrne	3233 Steiner St		seanbyrnesf@gmail.com
(23)	Lety ⁺ Byrne	SF, CA, 94123		11
		2451 GROZMAN CA ST #204 SF CA 94123		CITRUS HABITAT.COM
(24)	CITRUS HABITAT			
(25)	Andrea Kelly	49 Service St		andy Kellymandrea@gmail.com
(26)	JOE MAJORINS	SF, CA, 94123		jmajorins@gmail.com
(27)	Gary Thompson	44 Service St. SF CA 94123		gthompson@gmail.com

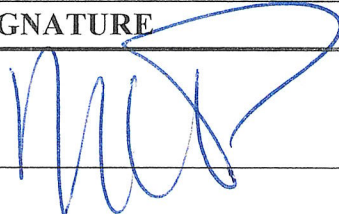
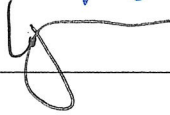
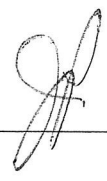
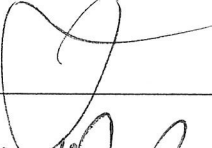

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	NAME	ADDRESS	SIGNATURE	EMAIL
(28)	Alec Grouard	2278 FILBERT ST.		alec.grouard000@gmail.com
(29)	SUMNER COLE	2234 FILBERT ST		smc10@columbia.edu
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(31)	GARY GOLDBER	253 PIPLEY ST.		gary@goldber.com
(32)	Melissa Loerch	282 Pipley St.		melissa.loerch@gmail.com

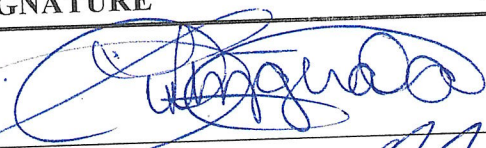
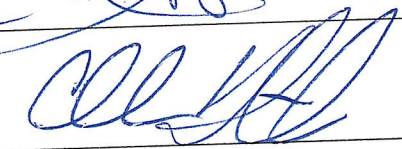

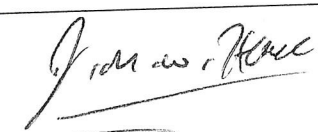

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	NAME	ADDRESS	SIGNATURE	EMAIL
(33)	Michael Polk	2269 Greenwich		michael polk@gmail.com
(34)	Liz Ken	2269 Greenwich		polakrew@gmail.com
(35)	Janice Palmer	2332 Greenwich St.		janicepalmer@gmail.com janicepalmer@gmail.com
(36)	Tracy	2298 Filbert		tracy@yaho.com
(37)	Matt Jacobs	2278 Filbert St		

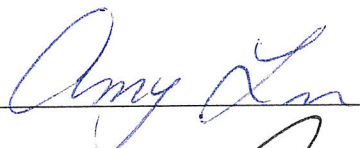
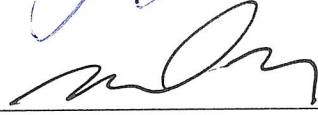

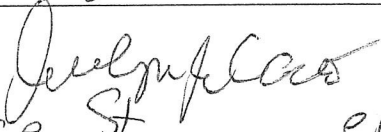
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	NAME	ADDRESS	SIGNATURE	EMAIL
(38)	Laurie Fitzgerald	2353 Greenwich St. San Francisco		laurie.k.fitzgerald@gmail.com
(39)	Callum Hutchins	2353 Greenwich St. San Francisco CA 94123		callumhutchins.com
(40)	Anthony Kleppe	3139 Steiner St San Francisco, CA 94123		AKlepp@Yahoo.com
(41)	Jeremy House	3123 steiner st San Francisco, CA 94123		jhouse@yahoo.com
(42)	Brenda McLaughlin	2370 Filbert #311 San Francisco, CA 94123		mclaughlin.b@sbcglobal.net

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NAME	ADDRESS	SIGNATURE	EMAIL
(43) AMY LUI	3241 STEINER ST		amy.lui@gmail.com
(44) MICHAEL GONG	3241 STEINER ST.		MIKEK GONG@GMAIL.COM
(45) AILI KORAS	2490 GREENWICH ST		AILKOPAS@GMAIL.COM
(46) Evelyn Cacho	46 Service St		evelyncacho@yahoo.com


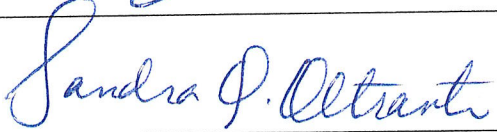
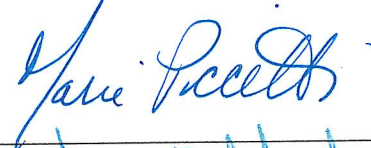
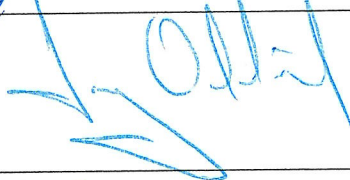

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	NAME	ADDRESS	SIGNATURE	EMAIL
(47)	MANISH CHADHA	3201 STEINER STREET SAN FRANCISCO CA 94123	<i>[Signature]</i>	rdy2cook@gmail.com
(48)	Neema Nayyar	3201 Steiner St. San Francisco CA 94123	<i>[Signature]</i>	nimy2210@gmail.com
(49)	Giovanni Oltranti	2343 ^{Spring} Greenwich st San Francisco CA 94123	<i>[Signature]</i>	giovanni@kissthatfroy.com
(50)	RICHARD MOREY	231 Pixley ST. SF CAL 94123	<i>[Signature]</i>	pixley duo @ GMAIL .COM
(51)	MARIE M. RANDALL	231 PIXLEY ST., SF, CA 94123	<i>[Signature]</i>	MARIE-RANDALL@COMPASS-COM


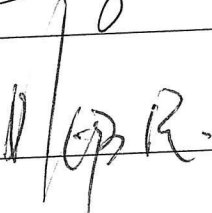

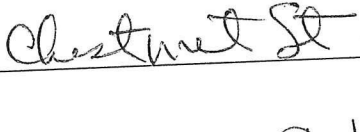

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	NAME	ADDRESS	SIGNATURE	EMAIL
(52)	Steven Oltranti	2343 Greenwich SF 94123		steveoltranti@gmail.com
(53)	Sandra Quilici-Oltranti	2343 Greenwich SF 94123		soltranti@gmail.com
(54)	Marie Piccetti	2917 Octavia SF CA 94123		mariepiccetti@hotmail.com
(55)	Tony Oltranti	2930 OCTAVIA SF. Ca. 94123		TonyOLTRANTI@yahoo.com
(56)	PAUL OLTRANTI	2912 OCTAVIA SF Ca. 94123		PJOltranti@gmail.com

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	NAME	ADDRESS	SIGNATURE	EMAIL
(57)	Jennifer Wong	2328 Greenwich St San Francisco, CA 94123		jwongmeister@gmail.com
		3037 Pierce St. San Francisco, CA 94123		wbrick@sbcglobal.net
(58)	Bill Brick			
	GERRY CALGANO	2250 Greenwich St SF 94123		GerryCalgano@gmail.com
(59)			PATRICIA VAUGHNEY	
(60)	Patricia Vaughney	2269 Chestnut St		nziqbaw@marinacow neighb@marinacow marinacow
(61)	Ashton Kershner	3143 Fillmore St.		AshtonKershner2@gmail.com

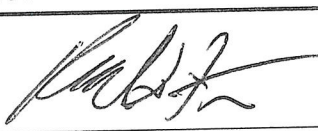
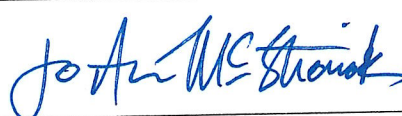
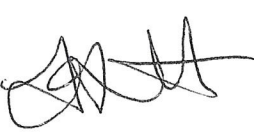
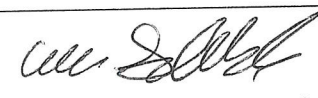
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NAME	ADDRESS	SIGNATURE	EMAIL
(62) Deirdre Merrill	3255 Pierce	Deirdre Merrill	deirdre_merrille@yahoo.com
(63) Kelly Valentine	35 Rico Way	Kelly Valentine	Kellyvalentine@me.com
(64) Michelle Schutt	2136 Beach	Michelle Schutt	michelleschutt@gmail.com
	2314 GREENWICH		christian.elbeck@gmail.com
(65) CHRISTIAN ELBECK		Christian C. Elbeck	



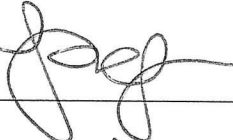
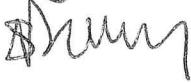
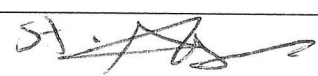

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	NAME	ADDRESS	SIGNATURE	EMAIL
(66)	Richard Fleischman	2350 Greenwich St San Francisco, CA 94123		rick_fleischman@yahoo.com
(67)	JOANN MESTRAVICK	2350 GREENWICH ST. SAN FRANCISCO, CA 94123		jomcstravick@YAHOO.COM
(68)	TAMARA LAMBERT	2451 Greenwich #102 San Francisco, CA 94123		tamara.lambert@gmail.com
(69)	Ace Goldstein	2311 Greenwich St San Francisco, CA 94123		goldsteinace@gmail.com
(70)	Megan Bull Mam E Bull	2320 Greenwich St San Francisco, CA 94123		mebull@ucdavis.edu

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NAME	ADDRESS	SIGNATURE	EMAIL
(71) Natalie Taylor	2040 Greenwich St.		natalie.taylor95@yahoo.com
(72) Aaron Li	3157 Steiner St.		usclfc@hotmail.com
(73) Irene Li	3157 Steiner St.		ireneggmg@gmail.com
(74) Kristin Boone	3163 Steiner St.		KLMcKay77@gmail.com
(75) Aaron Boone	3163 Steiner St.		aboone@a2stglobal.net
(76) Todd Elsborg	2312 Greenwich St.		todd@toddelsborg.com

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	NAME	ADDRESS	SIGNATURE	EMAIL
(77)	Liz Frost	2466 Greenwich St		liz.frost@live.com
(78)	Ava Grapel	2466 GREENWICH		
(79)	Sarah may	2466 GREENWICH		
		24006 GREENWICH SF 94123		
(80)	Sarah Westerbeek		Sarah	





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NAME	ADDRESS	SIGNATURE	EMAIL
(81)	OWNER OF 15-17 Service St Judith McGrath 2320-22 Greenwich St.	Judith McGrath	randjmcgrath58@aol.com
(82)	Nyla Ricciulli Moore	Nyla P. Moore 3150 Steiner St.	nylap@att.com
(83)	Eric Macasieb 3142 Steiner St	Eric Macasieb	eric.macasieb@gmail.com
(84)	ENRIKA DEZIL' OSSO	3140 STEINER ST. Enrika	chivort@att.net

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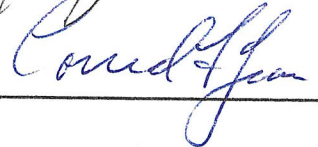
	NAME	ADDRESS	SIGNATURE	EMAIL
(85)	Stas Sokolin	3033 Divisadero st		stassokolin@gmail.com
(86)	Barbara Ellington	2362 Greenwich		ellingtonb2362@gmail.com
(87)	Andrew Allen	2374 Greenwich st		andrew.allen@talk21.com
(88)	Vinkey Allen	2374 Greenwich st		avallen45@yahoo.com


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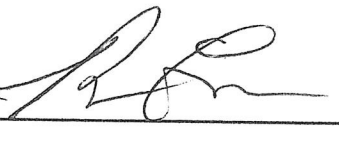
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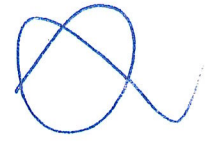
NAME	ADDRESS	SIGNATURE	EMAIL
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(89)	Karen B. Grass 3143 Steiner St SF 94123		Kburgigrass@aol.com
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(90)	CONRAD F. GRASS 3143 Steiner St SF, CA		CFGRASS@aol.com
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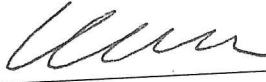



(91)	3149 Steiner St. Samantha Weaver SF, CA 94123		skweaver87@gmail.com
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(92)	Barbara Figone 3149 Steiner St		BarbFigonehogan@hotmail.com
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(93)	Stella Hogan 3149 Steiner St. SF, CA 94123		stella.hogan415@gmail.com
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NAME	ADDRESS	SIGNATURE	EMAIL
94	Carling Welsh 3338 Scott Street		carly.walsh.x@gmail.com
95	Cristina Pascari 3338 Scott St.		pascalichrissy@gmail.com
96	ADRIAN DIACONU 2323 GREENWICH ST		AVDIACONU@gmail.com
97	Michael Burchell 2335 Greenwich		smburchell@gmail.com

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NAME	ADDRESS	SIGNATURE	EMAIL
(98) KAREN Fischer	229 Pixley St		4/6/2022
(99) Josh Dath	SF, CA 94123 2170 Filbert St. Apt. 301		4/16/2022
(100) Kevin Loquaci	3023 Prodenck St		4/14/22
(101) Stan Brown	3035 Pierce St		4/16/22
(102) Madelyn Roloffson	2170 Filbert St. Apt. 301		4/16/22

PETITION

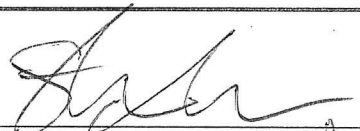
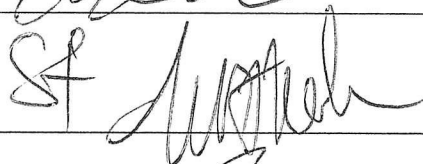

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NAME	ADDRESS	SIGNATURE	EMAIL
(103) RICHARD KHAE	2526 GREENWICH ST	R Khae	RICHARD.KHAE@GMAIL.COM
(104) Charles Aberg	42 Service St.	Cyag	caberg002@jmail.com
(105) Jenn Aberg	42 service st.	JMA	jpruitt@alumni.nd.edu
(106) Kathleen Mahoney	2305 Greenwich st.	Kmg	kmahoney533@yahoo.com

(x)


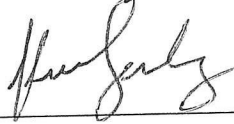


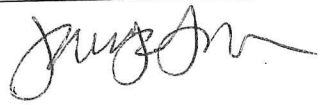
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	NAME	ADDRESS	SIGNATURE	EMAIL
(107)	S. Falco	2212 Greenwich St		stevew.f@hotmail.com
(108)	M. Nelson	235 Moulton	SF 	nelsondev@sfglobal.net
(109)	E. Huss	237 Moulton		eric@huss.org
(110)	M. Etchenique	265 Moulton	Etchenique	michele.etchenique@gmail.com
(111)	Alexander Lockwood	40 Service		Alexander.lockwood@hotmail.com





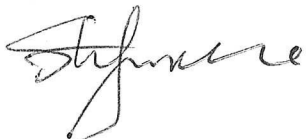
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	NAME	ADDRESS	SIGNATURE	EMAIL
(112)	Christina Kost	2572 Greenwich St.		cca02@yahoo.com
(113)	Kathryn Lademig	78 Toledo Way		kaitkai@gmail.com
(114)	Charles Schreck	2418 Greenwich		Cschreck12@gmail.com
(115)	Kristen Swangler	27 Moulton St.		Kristenswangler@gmail.com
(116)	Jennifer Flint	50 Avila St		jenniferflint1@yahoo.com




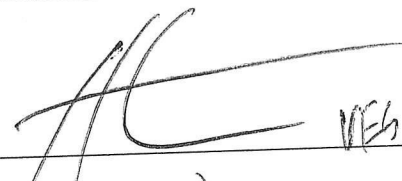

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NAME	ADDRESS	SIGNATURE	EMAIL
(117)	Brandon Lu Service St		4/20/22
(118)	Nathaniel Kochhar Service St		4/20/22
(119)	Dennis Maughi Greenwood St		4/20/22
(120)	Shara Mayfield 2346 Lombard St.		4/20/22
(121)	Ted R. Stefanski 2287 FIMBERT ST		4-20-22

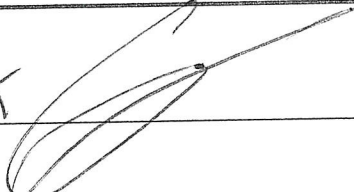
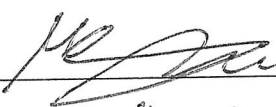


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	NAME	ADDRESS	SIGNATURE	EMAIL
(122)	Kyle Rodney	3134 Steiner		4/20/22
(123)	Susan Fukuhara	273 Pixley St		4/20/22
(124)	Vince Moreci	280 Pixley St 94123		4/20/22
(125)	VIRGIL Skipton	235 PIXLEY		4/20/22 VES@OBAMA.NET
(126)	Berk Korustan	284 Pixley		4/20/22

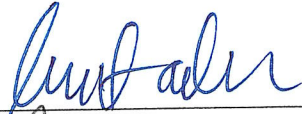
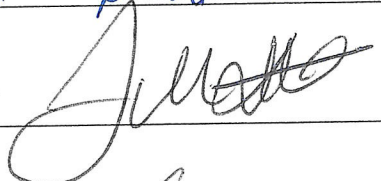

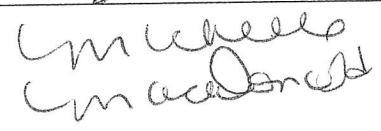

PETITION

WE ARE PETITIONING SF MAYOR LONDON BREED, SUPERVISOR CATHERINE STEFANI AND THE BOARD OF SUPERVISORS, THE SF PLANNING DEPARTMENT AND COMMISSION, SF BOARD OF APPEALS, TO DENY THE APPLICATION FOR A VARIANCE FOR 3251/ 3253 STEINER STREET TO CONVERT HOUSING TO COMMERCIAL ZONING, AND TO DENY THE APPLICATION FOR A CANNABIS CLUB TO BE LOCATED AT 2205-2207 LOMBARD STREET FOR THE FOLLOWING REASONS: THE VARIANCE REQUEST DOES NOT FOLLOW THE CURRENT SF PLANNING DEPARTMENT POLICIES CONCERNING LOSS OF HOUSING WITHIN SAN FRANCISCO. THE APPLICATION FOR THE CANNABIS CLUB DOES NO FOLLOW THE SF PLANNING DEPARTMENT CODES AND RULES FOR APPROVAL. THERE ARE OVERLAPING EXISTING CLUBS AND SCHOOLS WITHIN THE AREA FOR APPROVAL. PLEASE SEE EXHIBIT A (attached) FOR THE 3 EXISTING CANNABIS DISPENSARY LOCATIONS AND APPLICATION STATUS FOR 6 ADDITIONAL DIPENSARIES/CLUBS IN THE MARINA/COW HOLLOW NIEGHBORHOODS.

	NAME	ADDRESS	SIGNATURE	EMAIL
(127)	ANTOINE CRUMEYROLLE	3134 Steiner st		antoinecrumeyrolle@gmail.com
(128)	Mena Sinnawir	3224 A Steiner st		4/20/22
(129)	Mars Dweih	3245 Steiner st		4/20/22
(130)	John Roskos	2349 Greenwich St.		roskosjohn@gmail.com 4/20/2022

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NAME	ADDRESS	SIGNATURE	EMAIL
(131) Hannah Allen	2250 Greenwich St		hha@10401.com
(132) Welle Freese	3204 Buchanan		4/21
(133) Peter Bradshaw	3204 Buchanan		4/21
(134) Michelle MacDonal d	61 Pinyon St		macdonald.michelle104@gmail.com
(135) Dereke Trinidad	2353 Lombard st #406		dtrinidad@gmail.com

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NAME	ADDRESS	SIGNATURE	EMAIL
(136)	DAN SKONE 2227 FILBERT ST	#8 SF Dan Skone	4/21/22

EXHIBIT A

Existing Cannabis Clubs (Cow Hollow & Marina Districts):

1. Apothecarium - 2414 Lombard - SF 94123
2. Transcend Cannabis - 1782 Union - SF 94123
3. Medmen Cow Hollow - 1861 Union - SF 94123

Approved Under Construction:

1. Capo Enterprises - 3109 Fillmore - SF 94123
2. Johnny Loves - 1700 Lombard - SF 94123

Application in Processing:

1. Lombard Street Equity Inc., 2205-2207 Lombard / 3251 Steiner - SF 94123
2. Marina Equity Partners - 1885 Lombard - SF 94123
3. Union Cannabis Club - 2030 Union - SF 94123

Application Submitted:

1. Gilbert Street Unit 3 LLC - 2594 Lombard - SF 94123