



SAN FRANCISCO
PLANNING DEPARTMENT

Received at CPC Hearing 10/5/17
V. Flores

NOTICE OF VIOLATION

August 16, 2017

Property Owner

SF Realty Partners LLC
2010 Ocean Ave Ste E
San Francisco, CA 94127

Architect

Shatara Architecture
890 7th Street
San Francisco, CA, 94107

Site Address: 310 Montcalm St
Assessor's Block/Lot: 5527/ 007
Zoning District: RH-1, Residential- House, One Family
Complaint Number: 2017-002370ENF
Code Violation: 174: Exceeding scope of permit
Administrative Penalty: Up to \$250 Each Day of Violation
Response Due: Within 15 days from the date of this Notice
Staff Contact: Alexandra Kirby, (415) 575-9133, alexandra.kirby@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Planning Department has determined that the above referenced property is in violation of the Planning Code. As the owner and/or leaseholder of the subject property, you are a 'responsible' party to bring the above property into compliance with the Planning Code. Details of the violation are discussed below:

DESCRIPTION OF VIOLATION

The violation pertains to exceeding the scope of work under Building Permit Application No. 201604114470.

On February 27, 2017, the Planning Department sent you a Notice of Complaint to inform you about the complaint. You did not contact the Planning Department to respond to this notice.

On April 7, 2017, Department Staff conducted a site visit to verify that the scope of work appears to have been exceeded. It was observed that the proposed dormers are larger than originally proposed and there is new massing that is not clearly depicted in the approved set of plans at the roof level.

A Notice of Enforcement was issued on April 12, 2017; however, no permits or plans to correct the violation have been formally submitted to date. Plans were emailed to staff and a response to these plans can be found below.

On June 20, 2017, the Planning Department requested that the Department of Building Inspection (DBI) suspend Building Permit Application Nos. 201603182505, 201604114470 and 201607142394 because it was found that the scope of work had been exceeded multiple times by the project sponsor.

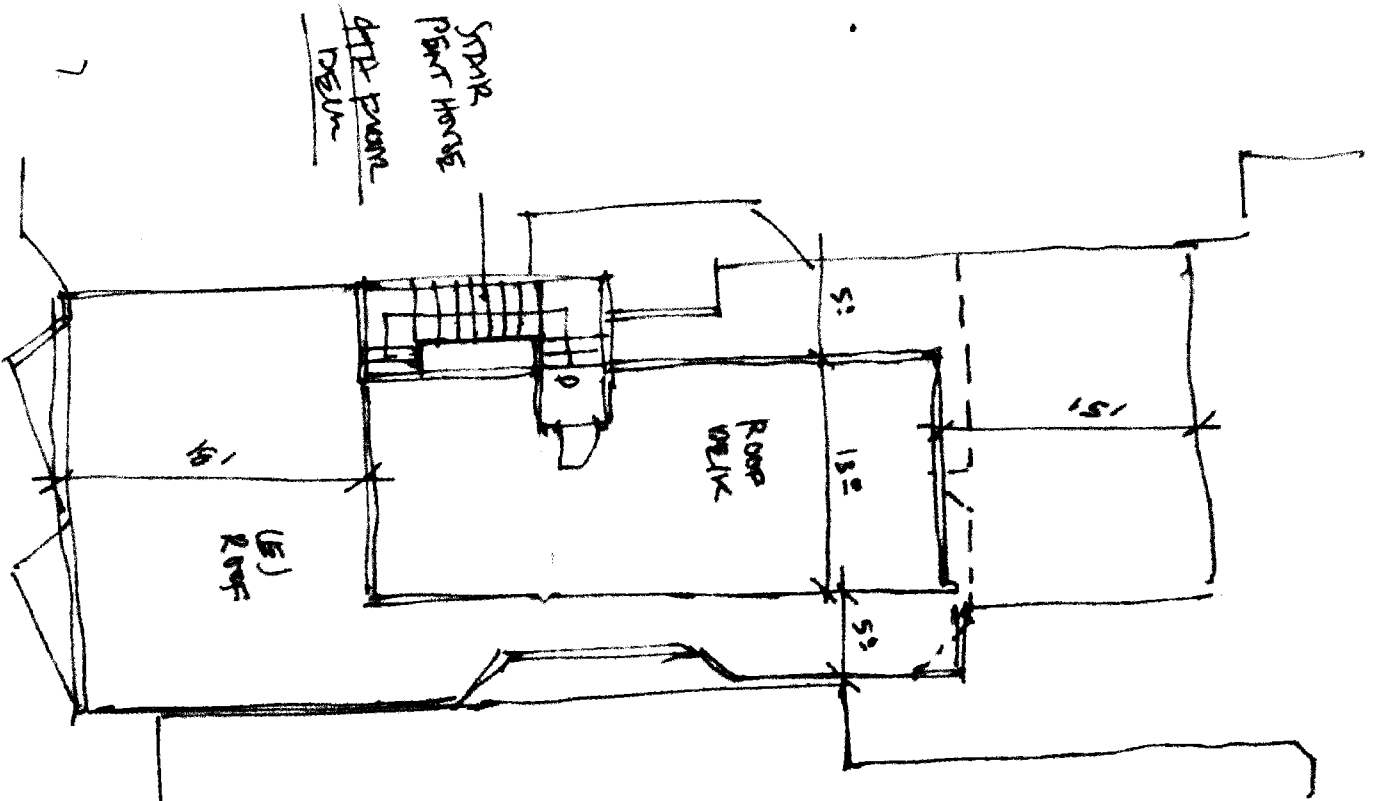
www.sfplanning.org

RECEIVED BY:
J. Flores.

3932-3934 26th Street

TAKE DR AND:

- 1. REMOVE THE 4TH FLOOR VERTICAL ADDITION**
- 2. REMOVE ROOF DECK AND DECKS**
- 3. REDUCE UNITS TO 1800 SQUARE FEET EACH**
- 4. REDUCE WINDOW GLAZING IN BACK**



Email excerpt from John Lum to Brian Pritchard on July 11:
 Per your request, these conceptual sketches show the removal of the fourth floor.

There is no elevator to this unit, although we may need to do one depending on accessibility issues and what the new homeowner may want.

Note that I have included a roof deck, as the upper unit is required to have open space, and the backyard is not accessible from this unit.

If this conceptual sketch is acceptable to you, and you are willing to withdraw your DR, then we will draw it up formally and resubmit it. From day one you have represented that your goal was to have the fourth floor removed. I am hopeful that you will follow through and agree to this plan. you are not able to agree to this, then we will be considering other alternative plans.

7/10/17

AVERAGE SQUARE FOOTAGE OF BOTH SIDES OF 26TH OF 3900 BLOCK = 1276

Listing from sf property information north side of 3900 block 26th Street

Address #	square feet
3932-3934	2150
3928	1310
3936-3938-3940	4650
3946-3948	3992
3952-3954-3956-3958	4250
3960-3962	3128
3964-3966	3445
3968-3968A	1478
3972	1200
3976-3978-3980	5520
3982-3984	3010
3922-3944	1377
3918-3920	2900
3914-3916	2800

Average square footage for all 60 units on 26th = 1276

2438	3929-3931
1056	3933
660	3937
1781	3941-3943
3571	3947-3949
2549	3951
964	3957
900	3961
1360	3965-3967
2044	3971-3973
2860	3975-3977
3780	3983
1192	3927
1450	3917
1698	3913-3915
3580	3901-3903-3905-3907
3496	3902-3904-3906-3908

The subject property was evaluated to determine if it is eligible for listing in the California Register of Historical Resources, either individually or as a contributor to a historic district. The California Register is an authoritative guide to significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private

VI. EVALUATION OF HISTORIC STATUS

Table 2: Occupants for 3934 26th Street

Date	Name	Occupation
1909	Edward Ritter	Unknown
1911	John S. Troxell	Pastor
1912 - 1914	Alfred Case	Pastor
1916	Frederick Lyon	Cashier
1917	Jacob Johnson	Seamen
1918 - 1920	William Keane	Policeman
1922	Alice, Beatrice, Arthur & Mary Heaney	Bank employee, Teacher, Shoemaker
1923	L. O'Mahoney	Clerk
1924 - 1939	John and Louisa Figone	Owner of Building
1945 - 1951	George and Cathy Hooper	Owner of Building, Draftsman
1951 - 1982	George Hooper, Jr.	Owner of Building, Park and Recreation

1948-49	Elie O'Neil and Emily Piggrem	Packer
1951 - 1956	John Fransson	Painter
1957 - 1972	Carl Jensen	Engineer
1980 - 1982	William Roco	Employee of Consolidated Packing Co.

Received at CPC Hearing 10/5/17
C. May

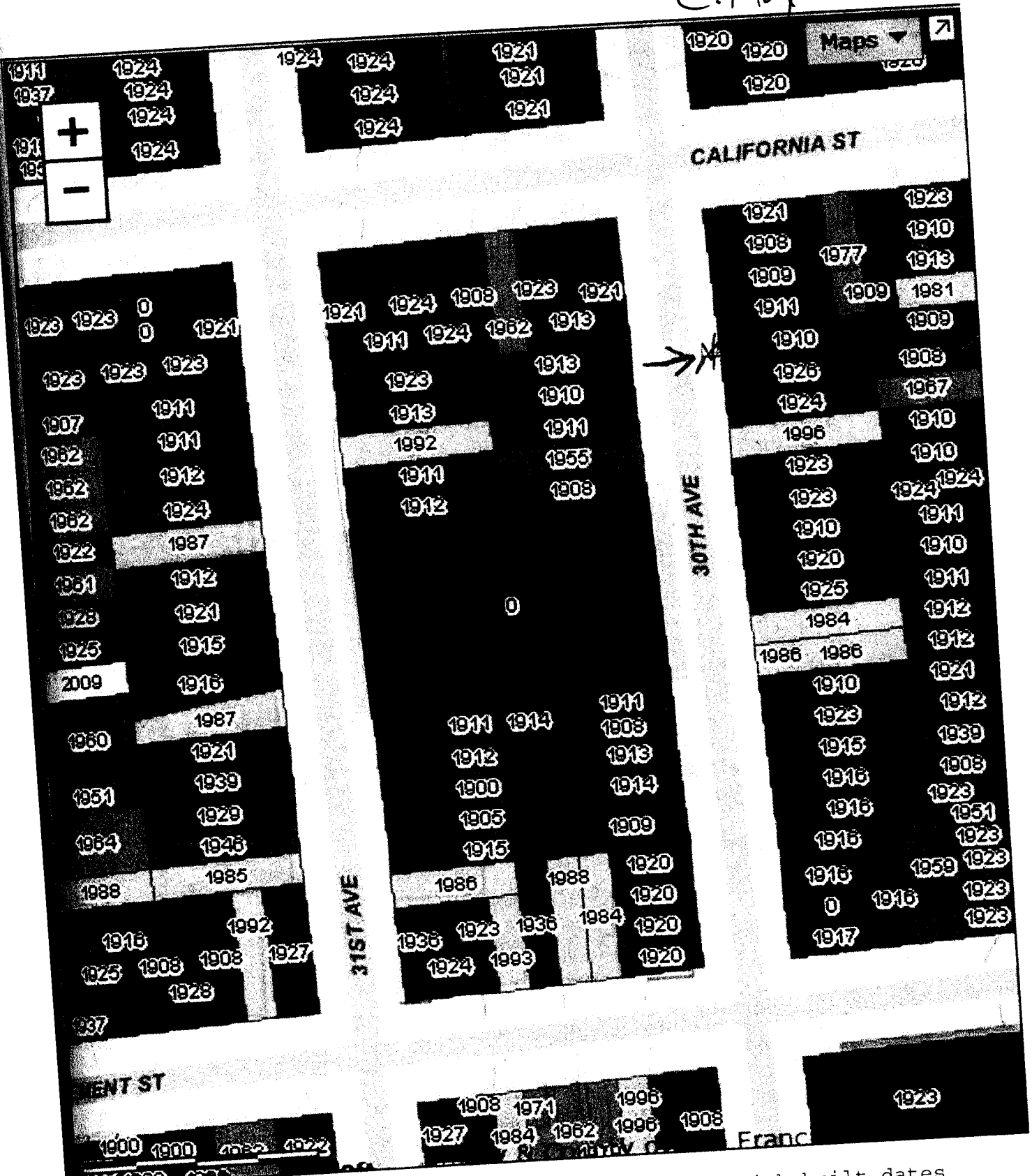


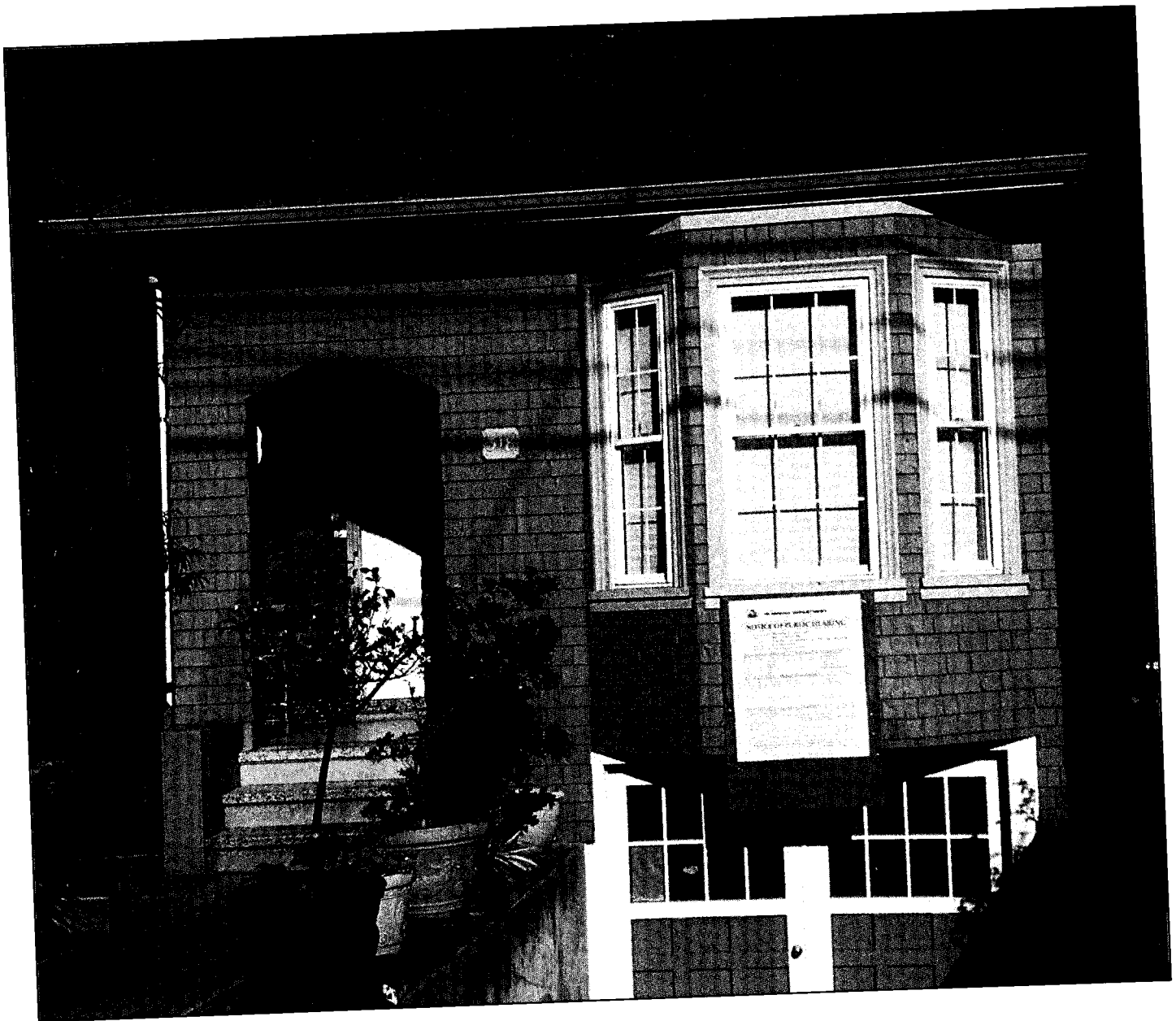
EXHIBIT 14: DuPont Courts and nearby parcels with built dates
(Source: San Francisco Property Information Map)

SUPER-SIZE ME!

10/5/17

Received at CPC Hearing

C. May



**STOP WRECKING THE RICHMOND!
STOP HOMES ONLY THE 1% CAN AFFORD!**

Received at CPC Hearing 10/5/17
M. Wenger

Wenger, Maggie (CPC)

From: Ben Grant <bgrant@spur.org>
Sent: Thursday, October 05, 2017 3:41 PM
To: Wenger, Maggie (CPC)
Cc: Secretary, Commissions (CPC)
Subject: SPUR comments on LCP amendment 10/5

re: SPUR Support for LCP Amendment 10/5/17

Staff and Commissioners:

I write to express SPUR's support for the Planning Commission's adoption of the proposed amendments to the Western Shoreline Area Plan (San Francisco's Local Coastal Program (LCP)). The amendments are a major step toward bringing the 30-year old LCP up to date, address the critical emerging issues of sea level rise and coastal erosion, and support the implementation of the Ocean Beach Master Plan (OBMP). That plan, which built on more than a decade of community work in the Ocean Beach Task Force and Ocean Beach Vision Council, brought together a wide range of community members, issue advocates, and public agencies to develop an adaptation strategy for Ocean Beach, where critical wastewater infrastructure is threatened by chronic coastal erosion. This erosion is expected to worsen as sea level rise sets in. The OBMP is already guiding near-term management actions, including the use of softer, more sustainable coastal protections, and the installation of a multi-use coastal trail, which will provide safe bike and pedestrian access to Fort Funston and Lake Merced.

The proposed amendment language appropriately provides a local policy framework for implementation of the OBMP vision while remaining flexible enough that it does not lock city agencies into specific engineering solutions. City staff have worked hard with numerous agencies and stakeholders, including a community advisory group, to develop and vet the proposed policy language. They have limited the amendment scope to the appropriate range of issues -- essentially sea level rise and coastal management -- and have worked closely with Coastal Commission staff to meet their expectations while stewarding the City's interests. This amendment will reaffirm San Francisco's position at the forefront of adaptation planning that balances many imperatives and values in a highly constrained physical and regulatory environment. I urge you to adopt the amendments as proposed.

Sincerely,

Benjamin Grant
Urban Design Policy Director
SPUR • Ideas + Action for a Better City
415.644.4880
415.298.1579 m
bgrant@spur.org

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CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



October 4, 2017

Rich Hillis, President
San Francisco Planning Commission
1560 Mission Street, 4th Floor, Suite 400
San Francisco, CA 94103

**SUBJECT: San Francisco Planning Commission Consideration of the Western Shoreline
Local Coastal Program Hazards Amendment**

Dear Planning Commission President Hillis and Honorable Commissioners:

In November 2014, the Coastal Commission approved the City and County of San Francisco's (CCSF) application for a Local Coastal Program (LCP) Local Assistance Grant Award. CCSF sought the award to amend its LCP in accordance with the California Coastal Act to both better address and account for erosion and sea level rise, as well as to bring the vision presented in the Ocean Beach Master Plan (OBMP) into actionable LCP policies. Since then, Coastal Commission staff have worked closely with CCSF staff on the development of potential LCP amendment policy language (building on Coastal Act requirements as well as using the Coastal Commission's adopted Sea Level Rise policy guidance) designed to effectively identify the CCSF vision for the western shoreline area, with a particular emphasis south of Sloat Boulevard, and to resolve longstanding issues there of both local and statewide concern.

We greatly appreciate CCSF staff's willingness to work with us to date, and because of that close collaboration we have reached agreement on the majority of issues raised, resulting in CCSF staff incorporation of a number of Coastal Commission staff's suggestions in the proposed policy language. As stated throughout the LCP update process, ideally we would have preferred a more comprehensive update to the LCP in its entirety. However, we recognize that this update amendment is a first step by CCSF to update LCP policy language to address the most pressing, critical issue facing the SF shoreline. We look forward to working further with the CCSF in the future to achieve their long term vision of a more comprehensive LCP update which will include modification of other outdated policies to reflect the current situation and/or the vision presented in the Ocean Beach Master Plan.

Thank you again for the opportunity to provide input as you consider your staff's recommendation on the proposed LCP Western Shoreline Plan's updated hazard policies. We hope that these comments are useful to you, and we strongly recommend you approve the recommendation presented by your Staff. We continue to look forward to working with you and other CCSF staff members on this project. Please feel free to contact me at (415) 904-5290 or by

email at nancy.cave@coastal.ca.gov if you have any questions or would like to discuss these matters further.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Cave".

Nancy Cave
District Manager, North Central Coast District
California Coastal Commission

Received at CPC Hearing 10/5/17
M. Wenger

Wenger, Maggie (CPC)

From: Mike Grizzle <grizzle.mike@gmail.com>
Sent: Thursday, October 05, 2017 11:54 AM
To: Wenger, Maggie (CPC)
Subject: comment re: OBMP and managed retreat

Hi Maggie,

In light of the LCP meeting today, I'd like to issue a comment as a Sunset District resident and avid beach goer and surfer.

First I'd like to commend the city for adopting a managed retreat strategy for the long term restoration of the south end of Ocean Beach. I urge the LCP to approve the amendment to allow the project to move forward, starting at the end of this year/beginning of 2018.

With sea level rise expected at a min of 3 ft (max 6 ft) within the century, SF and the western shore need to be able to naturally erode - therefore making it necessary to move infrastructure inland. This includes the pump station at Sloat and LMT along the entire Great Highway.

If we are going to be able to enjoy Ocean Beach in the foreseeable future we need to act now to get rock and rubble off the beach and restore dunes between Sloat and Skyline.

Thanks for your considering in this matter.

Regards,

Mike Grizzle
(408) 497-0035



San Francisco
Water Sewer
Services of the San Francisco Public Utilities Commission

Received at CPC Hearing 10/5/17
M. Weyer
OFFICE OF THE GENERAL MANAGER

525 Golden Gate Avenue, 13th Floor
San Francisco, CA 94102
T 415.554.3172
F 415.554.3161
TTY 415.554.3488

February 23, 2017

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Local Coastal Program Amendment -- SUPPORT

Dear San Francisco Planning Commissioners:

The San Francisco Public Utilities Commission (SFPUC) is pleased to support the Local Coastal Program (LCP) Amendment which specifically addresses climate change, sea level rise, and coastal erosion which jeopardizes critical SFPUC wastewater infrastructure at Ocean Beach.

In the 1980's and 1990's, in response to the Clean Water Act, the SFPUC built the Oceanside Treatment Plant and associated infrastructure at Ocean Beach to protect coastal water quality from pollution. However, chronic erosion problems at south Ocean Beach threaten critical wastewater conveyance and storage facilities located under the Great Highway south of Sloat Boulevard.

In support of a comprehensive solution to the erosion problems, the SFPUC actively participated in the development of the 2012 Ocean Beach Master Plan (OBMP). The OBMP was an interagency effort to develop a sustainable long-term vision for Ocean Beach which addresses public access and connectivity, coastal dynamics, environmental stewardship and utility infrastructure protection in the context of erosion and climate-related sea level rise.

The SFPUC actively participated in and supports the adoption of the LCP Amendment which will establish the City's coordinated approach for implementing the recommendations in the OBMP, including protection of SFPUC critical wastewater infrastructure.

If we can provide you with additional information regarding our support, please do not hesitate to contact Anna M. Roche, Climate Change and Special Projects Manager, at 415-551-4560 or aroche@sfwater.org. Thank you for your consideration.

Sincerely,

Harlan Kelly, Jr.
General Manager

Edwin M. Lee
Aron Moran
Ike Kwon
Ann Moller Caen
Francisco Victor
Vince Courtney
Harlan L. Kelly, Jr.

