

**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
ERIC RABINOWITZ, \_\_\_\_\_ )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, \_\_\_\_\_ )  
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **21-054**

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on June 24, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on June 14, 2021 to Thomas Frenkel, of an Alteration Permit (construct a wood platform over an existing concrete patio, install automatic door opener and activation switches) at 1318 18th Street.

**APPLICATION NO. 2021/0611/2243**

**FOR HEARING ON July 28, 2021**

Address of Appellant(s):

Address of Other Parties:

Eric Rabinowitz, Appellant(s) 252 Texas Street San Francisco, CA 94107	Thomas Frenkel, Determination Holder(s) c/o Barbi Tice, Agent for Determination Holder(s) Blooms Saloon 1318 18th Street San Francisco, CA 94107
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**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
BILL JOHNSTON, \_\_\_\_\_ )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, \_\_\_\_\_ )  
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **21-055**

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on June 25, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on June 14, 2021 to Thomas Frenkel, of an Alteration Permit (construct a wood platform over an existing concrete patio, install automatic door opener and activation switches) at 1318 18th Street.

**APPLICATION NO. 2021/0611/2243**

**FOR HEARING ON July 28, 2021**

Address of Appellant(s):

Address of Other Parties:

<p>Bill Johnston, Appellant(s) 261 Missouri Street San Francisco, CA 94107</p>	<p>Thomas Frenkel, Determination Holder(s) c/o Barbi Tice, Agent for Determination Holder(s) Blooms Saloon 1318 18th Street San Francisco, CA 94107</p>
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**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
MICHAEL MAGNUSON, \_\_\_\_\_ )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, \_\_\_\_\_ )  
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **21-057**

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on June 29, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on June 14, 2021 to Thomas Frenkel, of an Alteration Permit (construct a wood platform over an existing concrete patio, install automatic door opener and activation switches) at 1318 18th Street.

**APPLICATION NO. 2021/0611/2243**

**FOR HEARING ON July 28, 2021**

Address of Appellant(s):

Address of Other Parties:

Michael Magnuson, Appellant(s) 263 Missouri Street San Francisco, CA 94107	Thomas Frenkel, Determination Holder(s) c/o Barbi Tice, Agent for Determination Holder(s) Blooms Saloon 1318 18th Street San Francisco, CA 94107
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**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
ARTHUR YASUDA and NANCY SATO, )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, )  
PLANNING DEPARTMENT APPROVAL Respondent )

Appeal No. **21-058**

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on June 29, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on June 14, 2021 to Thomas Frenkel, of an Alteration Permit (construct a wood platform over an existing concrete patio, install automatic door opener and activation switches) at 1318 18th Street.

**APPLICATION NO. 2021/0611/2243**

**FOR HEARING ON July 28, 2021**

Address of Appellant(s):

Address of Other Parties:

Arthur Yasuda and Nancy Sato, Appellant(s) 2820 Monte Cresta Drive Belmont, CA 94002	Thomas Frenkel, Determination Holder(s) c/o Barbi Tice, Agent for Determination Holder(s) Blooms Saloon 1318 18th Street San Francisco, CA 94107
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Date Filed: June 24, 2021

**CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS**

**PRELIMINARY STATEMENT FOR APPEAL NO. 21-054**

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I / We, **Eric Rabinowitz**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2021/0611/2243** by the **Department of Building Inspection** which was issued or became effective on: **June 14, 2021**, to: **Thomas Frenkel**, for the property located at: **1318 18th Street**.

**BRIEFING SCHEDULE:**

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: 4:30 p.m. on **July 8, 2021, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org) and [ashkatice@sbcglobal.net](mailto:ashkatice@sbcglobal.net)

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **July 22, 2021, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy should be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org) and [eric.rabinowitz@gmail.com](mailto:eric.rabinowitz@gmail.com)

The Board's physical office is closed to the public and hard copies of the brief do NOT need to be submitted.

**Only photographs and drawings may be submitted by the parties at the hearing.**

Hearing Date: **Wednesday, July 28, 2021, 5:00 p.m.**, via Zoom. Information for access to the hearing will be provided before the hearing date.

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**The reasons for this appeal are as follows:**

See attachment to the preliminary statement of appeal.

**Appellant or Agent (Circle One):**

Signature: Via Email

Print Name: Eric Rabinowitz

June 23, 2021

Hello Board,

I was greatly surprised to learn that Blooms Saloon was recently granted a permit to augment their rear deck without neighborhood notification and review. Blooms has a long history of overtly using their rear deck for patrons and generating enhanced noise, patron yelling and loud conversations at all hours of the day and evening. The new deck was built prior to the permit being submitted or approved. I am joined by approximately 20 neighbors who share audible and visual range of Blooms rear deck and most have shared my dismay at the recent expansion of the deck constructed prior to a permit application or approval and the subsequently augmented continual noise and invasion of privacy by an increased use by patrons.

The summary of concerns are of noise from patrons, augmented invasion of visual privacy, a multi-decade history of lack of management concern for patrons use of both the previous and the new deck, prior use of the deck in an unmanaged, time unrestricted, calendar unrestricted and generally unlimited way by patrons, electronically amplified sound both on the deck and via open windows, installation of lights, installation of a large TV permanently attached to a fence for patron use, a large wooden awning encompassing the entire back yard perhaps without permit, additional elevation of the deck allowing patrons to lean over the the fenceline and frequently peer into the back yards and windows of my home and my neighbors, cigarette smoking, cigarette ash and trash over the fence line.

I will detail these items in my formal submission using written statements, photos and video and verbal testimony.

Thank you,

Eric Rabinowitz 415-336-6938 [eric.rabinowitz@gmail.com](mailto:eric.rabinowitz@gmail.com)



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## Welcome to our Permit / Complaint Tracking System!

### Permit Details Report

Report Date: 6/24/2021 10:03:19 AM

Application Number: 202106112243  
 Form Number: 8  
 Address(es): 4002 / 013B / 0 1318 18TH ST  
 Description: CONSTRUCT A WOOD PLATFORM OVER AN EXISTING CONCRETE PATIO, INSTALL AUTOMATIC DOOR OPENER AND ACTIVATION SWITCHES.  
 Cost: \$21,000.00  
 Occupancy Code: B-3  
 Building Use: 05 - FOOD/BEVERAGE HNDLNG

#### Disposition / Stage:

Action Date	Stage	Comments
6/11/2021	TRIAGE	
6/11/2021	FILING	
6/11/2021	FILED	
6/14/2021	APPROVED	
6/14/2021	ISSUED	

#### Contact Details:

#### Contractor Details:

#### Addenda Details:

##### Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	6/11/21	6/11/21			6/11/21	YU ZHANG REN	
2	CP-ZOC	6/11/21	6/11/21			6/11/21	CORRETTE MOSES	ABE compliance at front; construct wood platform in back yard. Not for use of patrons.
3	BLDG	6/11/21	6/11/21			6/11/21	JONES DAVID	Approved OTC a P/A for the construction of a wood deck in the rear yard of an existing struture approximately 8-10 inches above the existing concrete patio slab, DMJ 06/11/2021;
4	CPB	6/14/21	6/14/21			6/14/21	SAPHONIA COLLINS	

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 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 628-652-3400 between 8:30 am and 3:00 pm.



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

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Date Filed: June 25, 2021

**CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS**

**PRELIMINARY STATEMENT FOR APPEAL NO. 21-055**

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I / We, **Bill Johnston**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2021/0611/2243** by the **Department of Building Inspection** which was issued or became effective on: **June 14, 2021**, to: **Thomas Frenkel**, for the property located at: **1318 18th Street**.

**BRIEFING SCHEDULE:**

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: 4:30 p.m. on **July 8, 2021, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org) and [ashkatice@sbcglobal.net](mailto:ashkatice@sbcglobal.net)

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **July 22, 2021, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org) and [wmcjohnston@gmail.com](mailto:wmcjohnston@gmail.com)

The Board's physical office is closed to the public and hard copies of the brief do NOT need to be submitted.

**Only photographs and drawings may be submitted by the parties at the hearing.**

Hearing Date: **Wednesday, July 28, 2021, 5:00 p.m.**, via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any change to the briefing schedule.

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**The reasons for this appeal are as follows:**

See attachment to the preliminary Statement of Appeal.

**Appellant or Agent (Circle One):**

Signature: Via Email

Print Name: Bill Johnston

June 25<sup>th</sup> 2021

Re: Permit #202106112243 – 1318 18<sup>th</sup> ST. Appeal # 21-054

My complaint is about the deck that was built on the backside of the Blooms Tavern at 1318 18th St. This deck was constructed several months ago, during COVID, when restaurants were allowed to build outdoor seating in the street. This deck covers the entire back space behind the bar, it has uprights that has supported a canvas roof and they have installed a large screen TV. Since this permit was filed June 14th it's quite obvious the deck was built without following the proper permit process.

I am concerned about the structure and about the use.

**Structure** - Issuing a permit to build after the deck was already built is hard to understand. This point aside, I believe the deck structure is too large and too high, and with the addition of the large uprights to support a roof material it literally makes another room. I do not know if it complies with the San Francisco health and safety requirements.

**Use of the deck space** - We have lived here 33 years and have coexisted with Blooms and the occasional use permit that was granted annually allowing special use of their back area 12 times a year. This back area was used for special event barbecues, 4th of July holiday, fundraisers, etc. The investment Blooms has made in the deck structure clearly shows an intent for daily use. Over the past few months that it has been in use, our neighborhood back gardens can sometimes feel like we are sitting in the bar. This is a very unpleasant - unusual noise for our backyard spaces and our neighborhood. Fortunately, we have not had any significant sporting events like playoff baseball or a 49er game where the deck could become a loud rowdy sports bar.

I would like to see all of the upper structure of the deck removed. I would also like a return to the 12 day per year temporary use permit method as well as a restriction on any live music television or other audiovisual use of the deck.

William Johnston - 261 Missouri St. SF CA 94107 [wmcjohnston@gmail.com](mailto:wmcjohnston@gmail.com) 415-990-8957

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## Welcome to our Permit / Complaint Tracking System! Permit Details Report



**Report Date:** 6/24/2021 10:03:19 AM

**Application Number:** 202106112243  
**Form Number:** 8  
**Address(es):** 4002 /013B/0 1318 18TH ST  
**Description:** CONSTRUCT A WOOD PLATFORM OVER AN EXISTING CONCRETE PATIO, INSTALL AUTOMATIC DOOR OPENER AND ACTIVATION SWITCHES.  
**Cost:** \$21,000.00  
**Occupancy Code:** B-3  
**Building Use:** 05 - FOOD/BEVERAGE HNDLNG

**Disposition / Stage:**

Action Date	Stage	Comments
6/11/2021	TRIAGE	
6/11/2021	FILING	
6/11/2021	FILED	
6/14/2021	APPROVED	
6/14/2021	ISSUED	

**Contact Details:**

**Contractor Details:**

**Addenda Details:**

**Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	6/11/21	6/11/21			6/11/21	YU ZHANG REN	
2	CP-ZOC	6/11/21	6/11/21			6/11/21	CORRETTE MOSES	ABE compliance at front; construct wood platform in back yard. Not for use of patrons.
3	BLDG	6/11/21	6/11/21			6/11/21	JONES DAVID	Approved OTC a P/A for the construction of a wood deck in the rear yard of an existing struture approximately 8-10 inches above the existing concrete patio slab, DMJ 06/11/2021;
4	CPB	6/14/21	6/14/21			6/14/21	SAPHONIA COLLINS	

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 Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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Date Filed: June 29, 2021

**CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS**

**PRELIMINARY STATEMENT FOR APPEAL NO. 21-057**

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I / We, **Michael Magnuson**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2021/0611/2243** by the **Department of Building Inspection** which was issued or became effective on: **June 14, 2021**, to: **Thomas Frenkel**, for the property located at: **1318 18th Street**.

**BRIEFING SCHEDULE:**

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

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Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **July 22, 2021, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org), [michael.magnuson@gmail.com](mailto:michael.magnuson@gmail.com) and [asbarkley@duanemorris.com](mailto:asbarkley@duanemorris.com)

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**The reasons for this appeal are as follows:**

See attachment to the preliminary Statement of Appeal.

**Appellant or Agent (Circle One):**

Signature: Via Email

Print Name: Michael Magnuson

Statement of Appeal Requesting Revocation of  
Building Permit Application No. 202106112243  
1318 - 18th Street, San Francisco

My name is Michael Magnuson and I reside at 263 Missouri Street. My rear yard is to the northwest of the rear yard of Bloom's Saloon ("Bloom's). On June 11, 2021, Bloom's applied for and received a building permit with a scope of work to "construct a wood platform over a (sic) existing concrete patio slab; install automatic doors opener and activation switches." This is a misrepresentation, as the wood deck with a railing was already in place for months prior to this application being filed. Evidence to support the above will be presented to the Board prior to the appeal hearing.

During the Pandemic, Bloom's abused the regulations issued by the Department of Public Health allowing temporary use of the sidewalk by expanding their operation to the rear yard without approval from Planning Department. In December 2020, Bloom's constructed a deck with a roof in the rear yard without a building permit issued by the Department of Building Inspection ("DBI"). This deck also includes a large TV screen attached to a fence along the Property line. Since then, they have used that illegal deck on a regular basis to serve bar patrons. Bloom's also constructed a tall wood fence along the common property with its adjacent neighbor to the east. This was purportedly to address a neighbor's noise complaint, but is ineffective.

Bloom's never had permission from the Planning Department to serve patrons in their rear yard on a daily basis. They did apply for a Temporary Use Authorization (TUA) approved by the Planning Department on May 10, 2019 for special events one day each month that expired on May 10, 2020. The permit approved on June 11, 2021 by Planning Department specifies that the wood platform cannot be used by patrons.

**APPROVED**  
Dept. of Building Inspection  
- San Francisco -

JUN 14 2021

DCP  
FEE

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER  
20106112243

OSHA APPROVAL REVIEW

**APPLICATION FOR BUILDING PERMIT FOR 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

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.

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED 6/11/21	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 1318 18 <sup>TH</sup> STREET	BLOCK & LOT 4002/013B
PERMIT NO. 1846108	ISSUED 6-14-2021	(2A) ESTIMATED COST OF JOB \$21,000-	(2B) REVISED COST: \$21,000 DATE 6/11/2021

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

**LEGAL DESCRIPTION OF EXISTING BUILDING**

(4A) TYPE OF CONSTR. V-B	(5A) NO. OF STORIES OF OCCUPANCY: 2	(6A) NO. OF BASEMENTS AND CELLARS: 1	(7A) PRESENT USE: TAVERN	(8A) OCCUP. CLASS B3B	(9A) NO. OF DWELLING UNITS: 0
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**DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION**

(4) TYPE OF CONSTR. V-B	(5) NO. OF STORIES OF OCCUPANCY: 2	(6) NO. OF BASEMENTS AND CELLARS: 1	(7) PROPOSED USE (LEGAL USE) TAVERN	(8) OCCUP. CLASS B3B	(9) NO. OF DWELLING UNITS: 0
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(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>
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(14) GENERAL CONTRACTOR TBD	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
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(15) OWNER - LESSEE (CROSS OUT ONE) OWNER	ADDRESS 1318 18 <sup>TH</sup> ST, CA	ZIP 94116	PHONE (FOR CONTACT BY DEPT.) 415/225-2272
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(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

CONSTRUCT A WOOD PLATFORM OVER A EXISTING CONCRETE PATIO  
INSTALL AUTOMATIC DOOR OPENER AND ACTIVATION SWITCHES

**ADDITIONAL INFORMATION**

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION) PETER BRAUN, ARCHITECT	ADDRESS 2685 OAK RD. #294 WALNUT CREEK	CALIF. CERTIFICATE NO. C13221
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(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") UNKNOWN	ADDRESS
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**IMPORTANT NOTICES**

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

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 305, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and soil footings must be submitted to this department for approval.

ANY STRUCTURE REQUIRED HEREON OR BY CODE MAY BE APPEALED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

All drawings, all finishing materials used 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 THERE TO WILL BE COMPLIED WITH.

**NOTICE TO APPLICANT**

**HOLD HARMLESS CLAUSE.** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold 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 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (II), (I), or (II), whichever is applicable. If however item (V) is checked, item (VI) must be checked as well. Mark the appropriate method of compliance below.

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

- ( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ( ) II. I have and will maintain worker's compensation insurance, as required by Section 3700 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: SCOTTS DALE INS CO.  
Policy Number: CP52168413
- ( ) III. The cost of the work to be done is \$180 or less.
- ( ) IV. 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 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 forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- ( ) V. I certify as the owner (or the agent for the owner) that in the performance of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: Thomas Frenkel Date: 6/11/21

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

FOR OFFICE USE ONLY

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

David Jones, DBI JUN 11 2021

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED: DBE compliance at Frnk. Constr. wood platform in back yard. Not for use by Petros.

6.11.21 DEPARTMENT OF CITY PLANNING Planning Dept. Moses Corlette

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

HOUSING INSPECTION DIVISION

DATE:

REASON:

NOTIFIED MR.

DATE:

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NOTIFIED MR.

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NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

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



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Home » Most Requested

## Welcome to our Permit / Complaint Tracking System!

### Permit Details Report

Report Date: 6/24/2021 10:03:19 AM

Application Number: 202106112243

Form Number: 8

Address(es): 4002 /013B/0 1318 18TH ST

Description: CONSTRUCT A WOOD PLATFORM OVER AN EXISTING CONCRETE PATIO, INSTALL AUTOMATIC DOOR OPENER AND ACTIVATION SWITCHES.

Cost: \$21,000.00

Occupancy Code: B-3

Building Use: 05 - FOOD/BEVERAGE HNDLNG

#### Disposition / Stage:

Action Date	Stage	Comments
6/11/2021	TRIAGE	
6/11/2021	FILING	
6/11/2021	FILED	
6/14/2021	APPROVED	
6/14/2021	ISSUED	

#### Contact Details:

#### Contractor Details:

#### Addenda Details:

##### Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	6/11/21	6/11/21			6/11/21	YU ZHANG REN	
2	CP-ZOC	6/11/21	6/11/21			6/11/21	CORRETTE MOSES	ABE compliance at front; construct wood platform in back yard. Not for use of patrons.
3	BLDG	6/11/21	6/11/21			6/11/21	JONES DAVID	Approved OTC a P/A for the construction of a wood deck in the rear yard of an existing struture approximately 8-10 inches above the existing concrete patio slab, DMJ 06/11/2021;
4	CPB	6/14/21	6/14/21			6/14/21	SAPHONIA COLLINS	

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 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 628-652-3400 between 8:30 am and 3:00 pm.







Date Filed: June 29, 2021

**CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS**

**PRELIMINARY STATEMENT FOR APPEAL NO. 21-058**

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I / We, **Arthur Yasuda and Nancy Sato**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2021/0611/2243** by the **Department of Building Inspection** which was issued or became effective on: **June 14, 2021**, to: **Thomas Frenkel**, for the property located at: **1318 18th Street**.

**BRIEFING SCHEDULE:**

The Appellants may, but are not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellants' Brief is due on or before: 4:30 p.m. on **July 8, 2021, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org) and [ashkatice@sbcglobal.net](mailto:ashkatice@sbcglobal.net).

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **July 22, 2021 (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy should be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org) and [ffisher1999@gmail.com](mailto:ffisher1999@gmail.com).

The Board's physical office is closed to the public and hard copies of the brief do NOT need to be submitted.

**Only photographs and drawings may be submitted by the parties at the hearing.**

Hearing Date: **Wednesday, July 28, 2021, 5:00 p.m.**, via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any change to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org). Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at [www.sfgov.org/boa](http://www.sfgov.org/boa) You may also request a copy of the packet of materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

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**The reasons for this appeal are as follows:**

See attachment to the preliminary Statement of Appeal.

**Appellant or Agent (Circle One):**

Signature: Via Email

Print Name: Arthur Yasuda

**Statement from Arthur Yasuda, Nancy Sato r.e. Blooms Saloon Application  
202106112243**

We are appealing permit 202106112243 and request the City of San Francisco suspend this building permit for the deck at Blooms Saloon, 1318 18th Street, San Francisco.

We are the property owners at 275 Missouri St and share a property line with Blooms Saloon.

We were never notified of this building permit or a public hearing about the permit or use of this deck.

We will respond with a more detailed statement at the hearing.

Regards,

Arthur Yasuda  
Nancy Sato

**APPROVED**  
Dept. of Building Inspection  
- San Francisco -

JUN 14 2021

DCP  
FEE

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER  
20106112243

OSHA APPROVAL REQ'D

**APPLICATION FOR BUILDING PERMIT FOR 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

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.

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED 6/11/21	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 1318 18 <sup>TH</sup> STREET	BLOCK & LOT 4002/013B
PERMIT NO. 1846108	ISSUED 6-14-2021	(2A) ESTIMATED COST OF JOB \$21,000-	(2B) REVISED COST: BY: [Signature] DATE: 6/11/2021

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

**LEGAL DESCRIPTION OF EXISTING BUILDING**

(4A) TYPE OF CONSTR. V-B	(5A) NO. OF STORIES OF OCCUPANCY: 2	(6A) NO. OF BASEMENTS AND CELLARS: 1	(7A) PRESENT USE: TAVERN	(8A) OCCUP. CLASS B3B	(9A) NO. OF DWELLING UNITS: 200
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**DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION**

(4) TYPE OF CONSTR. V-B	(5) NO. OF STORIES OF OCCUPANCY: 2	(6) NO. OF BASEMENTS AND CELLARS: 1	(7) PROPOSED USE (LEGAL USE) TAVERN	(8) OCCUP. CLASS B3B	(9) NO. OF DWELLING UNITS: 0
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(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>
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(14) GENERAL CONTRACTOR TBD	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
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(15) OWNER - LESSEE (CROSS OUT ONE) OWNER	ADDRESS 1318 18 <sup>TH</sup> ST, CA	ZIP 94116	PHONE (FOR CONTACT BY DEPT.) 415/225-2272
--	---	--------------	--

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

CONSTRUCT A WOOD PLATFORM OVER A EXISTING CONCRETE PATIO  
INSTALL AUTOMATIC DOOR OPENER AND ACTIVATION SWITCHES

**ADDITIONAL INFORMATION**

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION) PETER BRAUN, ARCHITECT	ADDRESS 2685 OAK RD. #54 WALNUT CREEK	CALIF. CERTIFICATE NO. C13221
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(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") UNKNOWN	ADDRESS
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**IMPORTANT NOTICES**

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

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

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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 THERE TO WILL BE COMPLIED WITH.

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In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (II), (I), or (II), whichever is applicable. If however item (V) is checked, item (VI) must be checked as well. Mark the appropriate method of compliance below.

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

- ( ) I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- (X) II. I have and will maintain worker's compensation insurance, as required by Section 3700 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: SCOTTS DALE INS CO.  
Policy Number: CPS 2168413
- ( ) III. The cost of the work to be done is \$180 or less.
- ( ) IV. 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 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 forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- ( ) V. I certify as the owner (or the agent for the owner) that in the performance of any work, will file a completed copy of this form with the Central Panel Bureau.

Signature of Applicant or Agent: [Signature] Date: 6/11/21



SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

FOR OFFICE USE ONLY

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

David Jones, DBI JUN 11 2021

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED: DBE compliance at Frnk. Constr. wood platform in back yard. Not for use by Petros.

6.11.21 DEPARTMENT OF CITY PLANNING Planning Dept. Moses Corlette

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BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

HOUSING INSPECTION DIVISION

DATE:

REASON:

NOTIFIED MR.

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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



City and County of  
**San Francisco**

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Home » Most Requested

## Welcome to our Permit / Complaint Tracking System!

### Permit Details Report

Report Date: 6/24/2021 10:03:19 AM

Application Number: 202106112243

Form Number: 8

Address(es): 4002 / 013B / 0 1318 18TH ST

Description: CONSTRUCT A WOOD PLATFORM OVER AN EXISTING CONCRETE PATIO, INSTALL AUTOMATIC DOOR OPENER AND ACTIVATION SWITCHES.

Cost: \$21,000.00

Occupancy Code: B-3

Building Use: 05 - FOOD/BEVERAGE HNDLNG

#### Disposition / Stage:

Action Date	Stage	Comments
6/11/2021	TRIAGE	
6/11/2021	FILING	
6/11/2021	FILED	
6/14/2021	APPROVED	
6/14/2021	ISSUED	

#### Contact Details:

#### Contractor Details:

#### Addenda Details:

##### Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	6/11/21	6/11/21			6/11/21	YU ZHANG REN	
2	CP-ZOC	6/11/21	6/11/21			6/11/21	CORRETTE MOSES	ABE compliance at front; construct wood platform in back yard. Not for use of patrons.
3	BLDG	6/11/21	6/11/21			6/11/21	JONES DAVID	Approved OTC a P/A for the construction of a wood deck in the rear yard of an existing struture approximately 8-10 inches above the existing concrete patio slab, DMJ 06/11/2021;
4	CPB	6/14/21	6/14/21			6/14/21	SAPHONIA COLLINS	

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 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 628-652-3400 between 8:30 am and 3:00 pm.



BRIEF SUBMITTED BY APPELLANT(S) FOR APPEAL NO. 21-054

Date July 8, 2021  
To: Board of Appeals  
From Eric Linn Rabinowitz  
Subject: Appellant Statement, Appeal No. 21-054 @ 1318 18th Street

## **INTRODUCTION**

I have lived at 252 Texas Street since 1996.

The rear yard of my home faces the rear yard of Blooms Saloon ("Blooms") and I am the second closest neighbor to Blooms. The noise generated from the bar has gotten worse since 1996; I am often kept awake as late as 2am by noise emanating from Blooms and am perpetually harassed by their daytime noise. I have tried to work with Blooms by calling them or showing up in person many times. Blooms' replies have been that it is fully permitted or they just ignore my requests for quiet. Blooms' most recent illegal build-out has gone far beyond the limit of my tolerance. Because of the futility of my decades of attempts to resolve any noise matters, I even considered moving away from the home that I have lived in and loved for so long.

## **CONSTRUCTION DETAILS OF CONCERN**

I would like to make it known to the board that the existing concrete patio is 105 inches above the slope. The new wooden deck sits an additional 12 inches above the concrete. See Exhibits 1 and 2 for photographs of the deck from my rear yard. See Exhibits 3 through 5 for Blooms' use of their rear yard concrete patio before the illegal deck was built. The concrete patio and wood decks cover 100% of their backyard and contain no set back from all common property with any of its neighbors. Roof framing has been constructed right in front of the adjoining building's window and a canvas top covers the entire roof. Flexible electrical extension cords for wiring and string lights have been stapled to the roof frame and to the wood floor. A large TV was installed on the west side of their deck. An environmental cover is placed over the TV when not in use - clearly with an intent to make the TV permanently attached to the wall throughout the seasons. See photographs of the illegal deck in Exhibits 6 to 10.

## **THE ILLEGAL DECK HAS INCREASED PATRON USE AND NOISE**

Since the most recent illegal deck construction, there are many Blooms patrons on the deck some of whom will lean over the fence while talking on their phone, smoking or drinking and throwing cigarette butts and other trash into our yards. Because of the patrons' elevated perch, I am frequently engaged by Blooms' patrons when in my backyard. Blooms' elevated deck surface is like none of my neighbors' backyards in any way. My neighbors share the same gradual slope of Potrero Hill that with our trees, bushes and fence lines helps to protect our visual and audible privacy.

That is not the case with Blooms; Blooms patrons are on a deck that towers above all of our yards and not from the natural slope, but the elevated deck with bar stools placed right at the property line with zero setback. Our backyards are not supposed to be a continuous commercial sideshow for bar patrons to yell and toss trash in our yards.

### **BLOOMS' RECENT LIES TO NEIGHBORS REGARDING TEMPORARY USE**

My immediate neighbor, Kim "Boe" LaValle, whose property is immediately below Blooms' deck, has also called and spoken with Blooms management numerous times. During both Boe and my more recent calls to Blooms during quieter moments, Blooms continues to claim that they have a monthly permit for their patrons using the deck. Bloom claims the new deck was created for pandemic use and temporary. We only recently found out that the monthly permit was only for a single year, and has long since expired. I would have complained much earlier had I known that I was lied to. Kim was most recently told that the deck was temporary and would be removed on or after June 15th. We were surprised that before that date Blooms filed a permit to make the deck permanent. I understand that the pandemic makes it difficult for public oversight.

### **COMPLAINT TO POLICE ABOUT LOUD NOISE FROM BLOOMS**

I have endured 25 years of hearing their customers screaming at every touchdown, home run or whatever sports highlight penetrating every corner of my home. I have personally called Blooms between 75 and 100 times over the years to complain of the noise both from the deck and the open rear windows of the bar allowing their patrons'

sound from the bar and deck to permeate every room of my home. Frequently, Blooms staff just hung up on me, or told me it was too noisy to hear the phone conversation, or did not answer the phone during the most noisy incidents. I've called the police 15-20 times concerning the noise from Blooms' amplified music and broadcast sports events but Blooms' patrons have always continued once the police leave; I gave up calling the police years ago because they were unable to resolve the noise issue. On one occasion I went into Blooms to talk to them about the noise. One of the owners said he "knew exactly who I was", "[that I] had called the cops" and to "get out of here right now". He refused to speak with me. Blooms has consistently demonstrated that they do not care or have any regard for the comfort of the neighbors. They know that the police rarely enforce the noise complaints. I am hopeful that after years of this distress that my voice can finally be heard.

#### **LACK OF ENFORCEMENT FOR OLD PERMIT OF MONTHLY USE**

In respect to the now expired 'Once Per Month' permitted use of the rear patio. There has been absolutely no enforcement of Blooms' blatant disregard for the limited use of the backyard once per month. I am informed by neighbors that this monthly use permit was temporary and has expired. There was and is no ongoing audit of Blooms' use when Blooms has demonstrated to the neighbors that it will take full advantage of this lack of oversight by using the illegal back deck whenever they want.

## **BLOOMS LIES OF INTENDED USE - IT'S ALL FOR THEIR PATRONS**

Blooms' rear yard is in clear view from my and other neighbors' houses. Every time I hear yelling and loud commotions I look into my surrounding backyard areas for the source. I clearly see the shoulder level of anyone on Blooms backyard / tower from my yard and can see the entire deck from my rooftop.

The only purpose has been to afford a view of the City by their patrons. Blooms recent building application specifically excluded use of the rear deck by patrons; however, the truth is that Blooms illegally built the deck with a roof for the sole purpose of to serve its patrons . Blooms' permit application was made AFTER the construction of the deck. Evidence of Blooms' intent is demonstrated by their posts on their Facebook page (See exhibits 3 through 10).



## **REQUEST TO REVOKE PERMIT AND AN ORDER TO DEMOLISH THE DECK**

I am pleased that the deck construction permit has been suspended.

It is important to list the egregious actions of Blooms:

- Fraudulently applied for the building permit
- Misled the Building Department and Planning Department that the permit was for the construction of a new deck for non-patron use and without a roof
- Actually constructed in December of last year, long before applying for a permit
- Has an illegal roof and other shoddy amenities for patron comfort such as propane heaters, propane grill, stapled power wires, lights, and a television
- 100% coverage area of the yard with no set back
- Intended purpose was for use by Blooms' patrons with no oversight

For these reasons I ask :

- The Board to revoke the deck construction permit and order the illegally built deck to be demolished.
- Any future work in Blooms' rear yard must have a full public review process.
- The Board require Blooms to keep the noise caused by their customers and electronic amplified devices from emanating through their own open windows and keep patrons out of their rear yard.

**Please Restore Our Peace**



## EXHIBIT 1

LIGHTS, ROOF, TV, PATRONS



## EXHIBIT 2

104" CONCRETE WALL

12" DECK HEIGHT

100% YARD COVERAGE, NO SETBACK



**EXHIBIT 3**

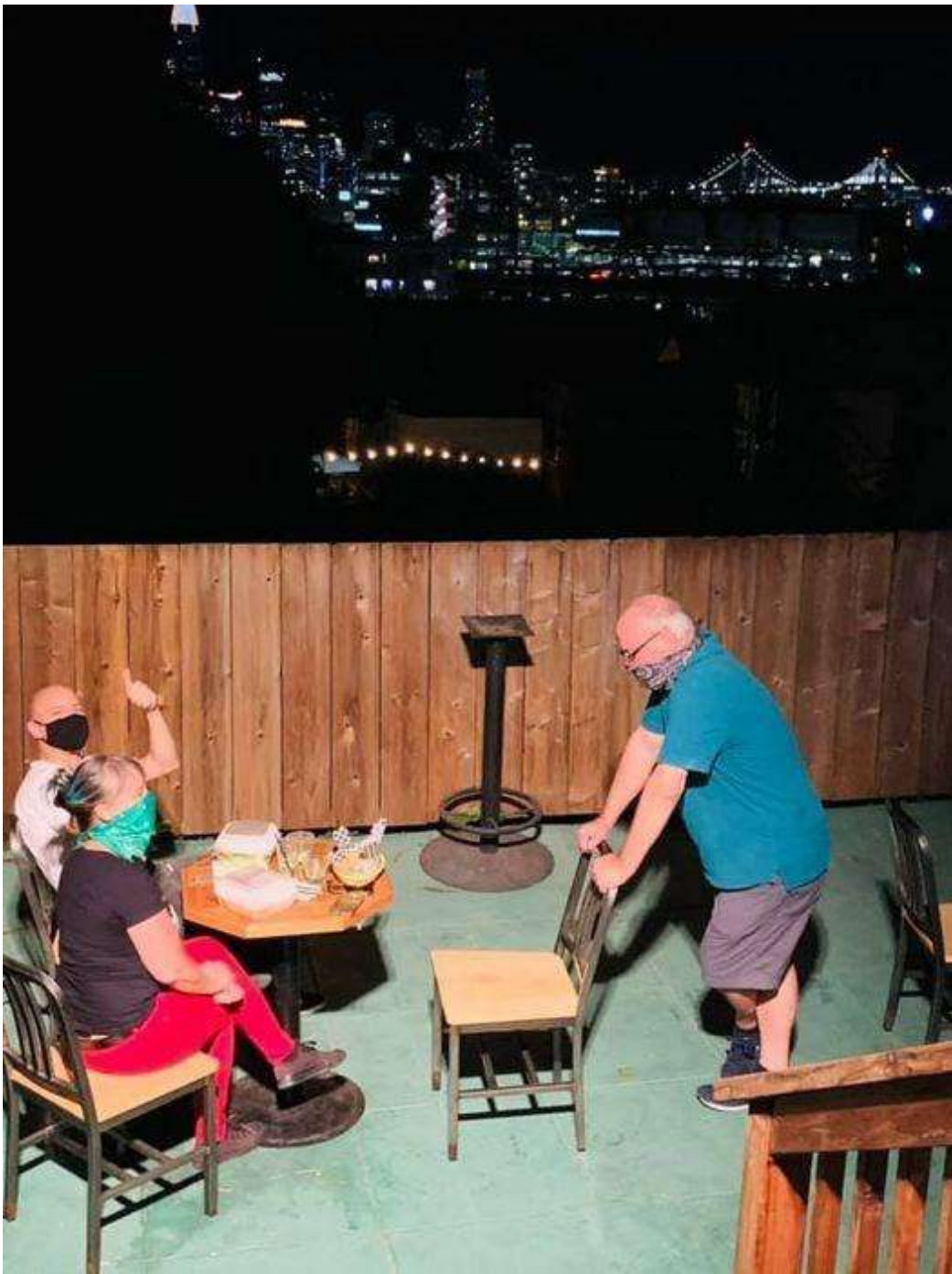
**SMOKING**





## EXHIBIT 4

PREVIOUS CONCRETE PATIO  
USED ILLEGALLY FOR CUSTOMERS



## EXHIBIT 5

# CUSTOMER SEATING ON CONCRETE PATIO



## EXHIBIT 6

PATRON USE OF NEW DECK

BUILT WITHOUT A PERMIT APPLICATION





## EXHIBIT 7

WOODEN ROOF STRUCTURE  
AGAINST NEIGHBOR'S WINDOW  
PROPANE HEATER  
PROPANE BBQ





## EXHIBIT 8

CUSTOMERS DRINKING AT ILLEGAL DECK

LOW FENCE RAIL



## EXHIBIT 9

CUSTOMERS DRINKING AT ILLEGAL DECK

AT NIGHT WITH PROPANE HEATERS

UNDER CANVAS ROOF

LOW FENCE RAIL





## EXHIBIT 10

NO SETBACK  
AC WIRES TACKED TO FLOOR  
TV INSTALLED  
CUSTOMER USE

BRIEF SUBMITTED BY APPELLANT(S) FOR APPEAL NO. 21-055

July 8, 2021

TO: City and County of San Francisco Board of Appeals

FROM: William (Bill) Johnston

Appeal #21-055

Permit #2021/0611/2243

I have filed an appeal against Bloom's Saloon located 1318 18th St. for their large rear deck addition. My complaint is about the illegal and unpermitted structure and about non permitted use. I would like to see the permit revoked and the deck dismantled.

**Structure:**

The deck structure was constructed in late December 2020. I don't know the exact dates of construction, but it was during the time when restaurants were building outdoor seating in the street. (Exhibit #1 is a photograph of the deck structure from the back staircase of our house) Bloom's also constructed an outdoor seating area on 18th St.

There was conversation among neighbors in the spring of this year that tolerating the use of the back deck was acceptable as businesses during the pandemic were really hit hard. We heard from one of the neighbors that when the city lifted the ban on indoor services in restaurants and bars on June 15<sup>th</sup>, Bloom's intended to take the deck structure down. The knowledge that Blooms would dismantle the deck after the indoor dining restrictions were lifted made the noise and intrusions more tolerable for us during the spring, as there was a deadline for the

intrusions to end. I believe either one of the other appellant's brief or a neighbor's letter will confirm this was a conversation they had with Barbie Tice, an owner of Bloom's. The fact that Bloom's had the audacity to apply for a building permit on June 11<sup>th</sup> for a deck already built and being used and expecting the city to go along with it is incomprehensible; it also reflects Bloom's lack of transparency and good faith. I am also including as Exhibit #2 a copy of my letter written on June 1 to Supervisor Walton about the built deck structure. Bloom's lied to the Building Department when they applied for a permit for a structure that they had already built. This alone should be grounds for Bloom's to be required to dismantle the deck and start over within the requirements of SF City Planning and Building Departments.

I am no expert on building codes and construction requirements. The deck floor, as built, appears much higher. The footprint of the deck covers the entire available open space behind the building. There is no set back from the property lines on either side nor at the very back of the property. Spaced along the perimeter are vertical uprights to support a wood roof structure. Stretched over this roof structure has been a canvas like fabric creating an enclosed space. With the addition of propane heaters, the end result is another room on the backside of the bar. There is an apartment above Bloom's whose drop down fire escape is directly above this deck structure and canvas roof.

**Use:**

It is clear from the furnishing of the deck that Bloom's intention is to have a daily use space for patrons. They have provided high tables and stools, as well as regular tables and chairs. There is also a large screen TV. They were providing table service to patrons seated on the deck.

The last approved temporary use permit expired in June, 2020. (Exhibit #3 screen shot) The recently suspended permit use for this part of the property was that it was not for patrons. (Exhibit #4)

Even if a deck could be designed and constructed that would meet the requirements of the planning department and the building department, the daily use by patrons is very problematic. The 200 block of Missouri St. and the 200 block of Texas St. create a classic backyard greenspace of private garden spaces and decks. This is a completely residential block where nearly every house's private spaces (bedrooms) are at the back. The noise Bloom's creates takes over this private space that we all enjoy. Bloom's decision to develop the back of the property with a deck with outdoor seating is a selfish and inequitable invasion of privacy to the neighborhood. Allowing any music, televised sporting events or other audio/visual noise is also an invasion of our privacy and quiet enjoyment of our homes. We do not need Bloom's to be programming when and what entertainment we listen to.

**Summary:**

Bloom's construction of this deck structure is clearly illegal and also appears to be nonconforming to San Francisco planning setback guidelines. Additionally, its use by patrons is illegal and does not conform to any allowed temporary use or even the approved deck permit approved by the Planning Department that is appealed by the neighbors. I would like the Planning Department to disapprove the permit application and the Building Department to revoke the permit and to require Bloom's to dismantle the deck structure. If Bloom's wants to

build a deck they need to go through the appropriate city permit processes, and include neighborhood input on any development of this space.



EXHIBIT #1



Exhibit #2

June 1, 2021

Supervisor Shamann Walton  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco CA 94102-4689

Dear Supervisor Walton:

My name is William Johnston and I live at 261 Missouri St. My wife and I have lived here for 33 years.

I want to bring to your attention the undesirable situation that has developed in our neighborhood. It involves the addition of what appears to be a permanent large deck on the back side of the Blooms Tavern at 1381 18<sup>th</sup> St.

The deck was constructed during COVID at the time when restaurants were allowed to build outdoor seating in the street. Bloom's built outdoor street seating as well as this deck. This deck covers the entire open space behind the bar and now has a canvas roof and a large screen TV. I don't think it was built with permits.

I have two issues with this structure.

Number one - The addition of this deck has caused continual noise throughout the day and into the evening. It sounds like we are in the bar! This noise is very unnatural for our blocks back yard spaces. Fortunately, we have not had any significant sporting events (like playoff basketball or baseball, or 49er games) where the deck would become a loud, rowdy sports bar.

Number two - There is no public record of a permit for a permanent deck. I imagine if they applied for a permit it would have been denied.

I would like to see the deck taken down now that San Francisco is allowing a return to pre pandemic occupancy of indoor spaces.

Please look into this violation.

Thank you!

William Johnston

**2019-006717GEN Generic (GEN) 1318 - 18th Street**

Opened: 5/13/2019

Status: Closed - Approved 5/14/2019

Assigned Planner: Elizabeth White: [elizabeth.white@sfgov.org](mailto:elizabeth.white@sfgov.org) / 628-652-7557

TUA for backyard of business

[> MORE DETAILS](#)**2018-006955GEN Generic (GEN) 1318-1320 18th St - Fund Raiser, Holiday, Anniversary Parties**

Opened: 5/10/2018

Status: Closed - Approved 5/10/2018

Assigned Planner: Michelle Langlie: [michelle.langlie@sfgov.org](mailto:michelle.langlie@sfgov.org) / 628-652-7410

TUA for parties for fundraisers and special events.

[> MORE DETAILS](#)**2017-006305GEN Generic (GEN) Fundraiser + Holiday + Anniversary Parties**

Opened: 5/19/2017

Status: Closed - Approved 5/30/2017

Assigned Planner: Edgar Oropeza: [edgar.oropeza@sfgov.org](mailto:edgar.oropeza@sfgov.org) / 628-652-7368

TUA - parties for fundraisers + special events

[> MORE DETAILS](#)**2016-006846GEN Generic (GEN) 1318-1320 18th Street - Fundraiser + Holiday & Anniversary Parties**

Opened: 5/24/2016

Status: Closed - Approved 5/24/2016

Assigned Planner: ATAEB: [pic@sfgov.org](mailto:pic@sfgov.org) / 628.652.7300

TUA - Parties for fundraisers and special events

[> MORE DETAILS](#)**2015-006525GEN Generic (GEN) 1318 18th Street**

Opened: 5/26/2015

Status: Closed - Approved 12/31/2015

Assigned Planner: IOMOKARO: [pic@sfgov.org](mailto:pic@sfgov.org) / 628.652.7300

July 4th + Anniversary Parties

[> MORE DETAILS](#)**MB1400727 Generic (GEN) ANNIVERSARY & FUNDRAISING**

Opened: 5/6/2014

Status: Closed - Approved 5/7/2014

Assigned Planner: ISO: [pic@sfgov.org](mailto:pic@sfgov.org) / 628.652.7300

Fundraising for Starr King Grade School and anniversary party. - Application approved pursuant to Planning Code

[> MORE DETAILS](#)

- Conditional Use Authorizations
- Discretionary Review - Mandatory
- Discretionary Review - Public Initiated
- Environmental Review Applications
- Preliminary Project Assessments
- Variances

## Exhibit #4

Information

Permit Information **2**

Reservation **B**

**Applications**

Permits **3**

Permits

Permits **1**

1318 18TH ST



## Planning Applications

Permits are required in San Francisco to operate a business or to perform construction activity. The Planning Department reviews most applications for these permits to ensure that the projects comply with the [Planning Code](#). The 'Project' is the activity being proposed. For a glossary of terms, visit [Planning Code section 102](#), or the [Help](#) section of this site.

Report for: **1318 18TH ST**



### 2021-005912PRL Project Light (PRL) 1318 18TH ST

Opened: 6/11/2021

Status: Closed 6/11/2021

Assigned Planner: Moses Corrette: [moses.corrette@sfgov.org](mailto:moses.corrette@sfgov.org) / 628-652-7356

ABE compliance at front; construct wood platform in back yard. Not for use of patrons.

> MORE DETAILS

### 2019-006717GEN Generic (GEN) 1318 - 18th Street

Opened: 5/13/2019

Status: Closed - Approved 5/14/2019

Assigned Planner: Elizabeth White: [elizabeth.white@sfgov.org](mailto:elizabeth.white@sfgov.org) / 628-652-7557

TUA for backyard of business

> MORE DETAILS

### 2018-006955GEN Generic (GEN) 1318-1320 18th St - Fund Raiser, Holiday, Anniversary Parties

Opened: 5/10/2018

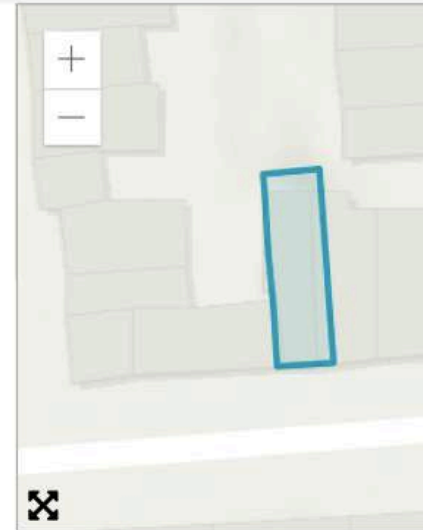
Status: Closed - Approved 5/10/2018

Assigned Planner: Michelle Langlie: [michelle.langlie@sfgov.org](mailto:michelle.langlie@sfgov.org) / 628-652-7410

TUA for parties for fundraisers and special events.

> MORE DETAILS

### 2017-006305GEN Generic (GEN) Fundraiser + Holiday + Anniversary Parties



#### Map Layers

- All Planning Applications
- Active Planning Applications
- Conditional Use Authorizations
- Discretionary Review - Mandate
- Discretionary Review - Public Interest
- Environmental Review Applications
- Preliminary Project Assessments
- Variances

BRIEF SUBMITTED BY APPELLANT(S) FOR APPEAL NO. 21-057

Date: July 8<sup>th</sup>, 2021  
To: SF Board of Appeals  
From: Michael Magnuson  
Subject: Appeal #21-057 (Magnuson vs. DBI, PDA)  
Permit Application #2021/0611/2243 (New Deck in Rear Yard of Bloom's Saloon)

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### **INTRODUCTION**

My name is Michael Magnuson. I live at 263 Missouri St, around the corner from Bloom's Saloon ("Bloom's"), with my wife and two children. Our rear yard is to the northwest of the rear yard of Bloom's (Exhibit 1).

I filed this appeal to oppose the attempted retroactive legalization of a deck that was built illegally by Bloom's in the rear yard behind their bar. This structure, where bar patrons have been served regularly since at least February, is 30-40 feet from our yard, and 50-60 feet from our bedrooms. It intrudes into numerous private residential backyards, with its outdoor TV and boisterous crowds creating massive amounts of noise disturbance and an alarming loss of privacy for us and our children.

Bloom's has never been allowed to have patrons in its rear yard before. Even the TUA's that it has occasionally received for private gatherings have been very clear that the rear patio was never to be used by patrons. This makes sense because with the sole exception of Bloom's, this



rear yard area is completely residential, so it is not an appropriate place for noisy commercial activity.

Note that Bloom's has also expanded into a street parklet in front of their property on 18th Street, which they created in October 2020. We are glad that the city has allowed businesses to create such parklets to sustain themselves during the pandemic, and that Bloom's continues to benefit from this city policy. As such, we have no problem with their parklet on the street – it is only their illegal rear deck that is the problem.

### **BACKGROUND**

Bloom's began building their rear deck during December 2020, and finished it in January 2021. By late January, Bloom's had begun advertising this deck on social media (Exhibit 2), and by February and beyond, the deck was filled with tables, bar stools, and standing areas, and was full of bar patrons on a regular basis (Exhibit 3). Bloom's provided waiter service on this deck for the many patrons who used it.

Seeing this large structure being erected so close to our home came as an extremely unwelcome surprise, as we had never been notified of any plans to create this deck, let alone granted any approval of such plans. At the same time, we recognized the difficulties that businesses like Bloom's had been facing during the pandemic. As good neighbors, we wanted to help our local businesses survive this difficult period. Around this time, we heard that one of our neighbors had spoken to an owner of the bar and received assurances that this deck was

only a temporary measure to help them get through the remainder of the pandemic. It was reportedly explained to this neighbor that the labor and materials for this deck had been “donated” to the bar, and that therefore it would not be financially burdensome to have this deck removed once the pandemic-imposed business restrictions were lifted.

Given that assurance from Bloom’s, and the fact that the vaccine rollout was already getting underway at that time, we decided we could make the temporary sacrifice of living with this deck for the duration of the pandemic-imposed business restrictions. When Governor Newsom announced the June 15<sup>th</sup> date, it was our expectation that on or about this date, Bloom’s would begin to put in place a plan to remove this deck. So, you can imagine our surprise when on June 16<sup>th</sup>, we learned that just 4 days before the pandemic restrictions were to be lifted, Bloom’s had instead betrayed our trust – fraudulently filing for a permit to try to make their illegal deck a permanent structure.

In an effort to be good neighbors, we had made a temporary sacrifice in order to help Bloom’s survive this difficult time – in spite of the significant negative impact that their unsanctioned actions were having on us and our children, and on the livability of our home. And as repayment for our goodwill, Bloom’s chose to go behind our backs and take advantage of our good intentions.

In the process, Bloom’s also tried to make a mockery of city officials in the Building and Planning Departments – applying for this permit under blatantly false pretenses. First, they

claimed that they were seeking to build a new deck, when in fact the deck had already been built months earlier without any approvals or oversight from the Planning Department or Building Department. Second, they claimed that this deck would not be used by patrons – even though they had already been serving bar patrons on this deck for months. This “not for use by patrons” limitation was expressly included in the permit that they received on June 14<sup>th</sup>. Meanwhile, the very next day (June 15<sup>th</sup>) – *after* receiving this permit – the Bloom’s deck was once again crowded with bar patrons all day long. These actions show a callous disregard for city officials and rules.

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#### **WHY THIS DECK SHOULD NOT BE ALLOWED**

The illegal structure that Bloom’s created intrudes into numerous private residential backyards, and has enabled bar patrons to create massive amounts of noise disturbance and an alarming loss of privacy for us and our children. The proximity of this space, combined with the acoustics of this otherwise quiet enclosed area of residential rear yards, means that the noise from Bloom’s stands out sharply, and that even a small number of patrons on this deck can create a large noise nuisance.

Many conversations on this illegal deck can be heard clearly from our backyard. When the deck is in use, the overall commotion from Bloom’s makes entering our ordinarily tranquil back yard retreat feel like entering a bar. On top of that, the noise from this deck can even be heard from inside our homes. Like in many homes in our neighborhood, the rear portion of our home is our

bedrooms. As such, the excess noise from Bloom's has made it difficult for our children to sleep. It has also been extremely disruptive to them doing homework and online schooling, which also takes place in their rooms. Furthermore, because of this deck, our children have been forced to overhear unsavory bar-room discourse from inside their bedrooms. I personally have heard multiple examples of this coming from bar patrons at Bloom's since this deck was built. It is completely unacceptable and inappropriate that a child should be listening to adult subject matter and language – as though they were inside a bar – when they are in the supposed safety of their own bedrooms.

Making matters worse, in creating this illegal deck, Bloom's replaced the sharp fence on their northern property line with a smooth wide railing. This is a fundamental flaw in the design of this deck, as it encourages people to hang off the northernmost edge of their property, facing away from the bar and directly into our yards and homes as they converse. As they lean against this railing, their voices project directly into our yards and homes, and their prying gazes casually wander into our private space. Whenever the deck is in use, this is an extremely common occurrence (Exhibit 4).

Moreover, in constructing this deck, Bloom's also reduced the amount of visual barrier on their northern property line. Previously, Bloom's had 6-8' tall lattices that covered roughly half of the northern property line, on both the west and east sides of the northern property line (Exhibit 5). This provided at least some bare minimum amount of visual barrier between a commercial area and a private residential area. Now, they have removed all of that, replacing it with the

aforementioned railing running the full length of the northern property line. Imagine having a “Peeping Tom” neighbor who goes so far as to set up a viewing area that is right on the edge of his property – and faces directly into your property. This is our situation, and in this case the viewing area is constantly occupied with a parade of bar patrons leering into our children’s bedrooms each night.

---

**DESIRED ACTION FROM THE BOARD**

I was very pleased to see the letter sent to the Building Department by the Planning Department (signed by Zoning Administrator Cory Teague), in which the Planning Department recommended that this permit be suspended. At the same time, I was extremely disappointed that this letter did not explicitly state that Bloom’s rear yard should be restored to its original condition by immediately removing the deck and restoring a tall fence along the northern property line. This seems like the most appropriate remedy here.

Removing the deck would help to ensure Bloom’s compliance with the existing rules that prevent their rear yard from being used for patrons. Allowing this deck to remain in place provides a large temptation for Bloom’s and their customers to use it, and Bloom’s has already shown a willingness to blatantly lie to city officials and flagrantly disregard city rules. After fraudulently applying for this permit in the first place, they did not hesitate in immediately breaking the “not for patrons” rule that was explicitly stipulated in the permit. Given this

pattern of behavior, I don't believe they can be entrusted to self-regulate their compliance with the rules governing the use of this space. So, as long as this deck remains in place, it will remain a nuisance for the neighborhood.

Please revoke this permit and require Bloom's to immediately restore their rear yard to its previous condition by removing the deck and replacing the tall fencing along their property lines.



## TABLE OF EXHIBITS

- Exhibit 1**      Satellite view showing location of our home relative to Bloom's
- Exhibit 2**      Bloom's advertises the completion of its deck on social media (Jan 2021)
- Exhibit 3**      Bloom's deck full of tables, chairs, stools, and bar patrons (Feb 2021)
- Exhibit 4**      Bloom's customers on the northern property line (April/May 2021)
- Exhibit 5**      Previous visual barriers (now removed) on Bloom's northern property line (2020)

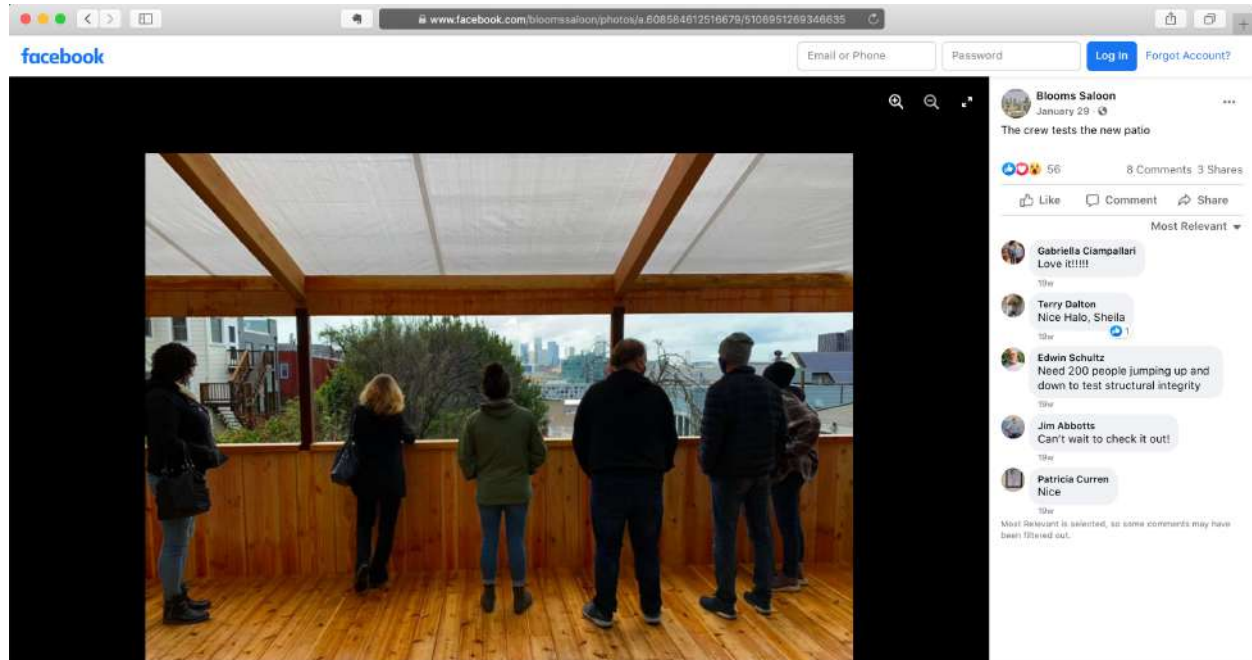
**EXHIBIT 1**

Satellite view showing location of our home relative to Bloom's:



## EXHIBIT 2

Bloom's advertises the completion of its deck on social media (January 2021):



The screenshot shows a Facebook post from the page "Blooms Saloon" dated January 29. The post features a large photograph of a group of about seven people standing on a newly constructed wooden deck. The deck has a light-colored wood floor and a matching wood railing. The people are seen from behind, looking out over a cityscape with buildings and trees under a cloudy sky. The post's caption reads "The crew tests the new patio". Below the photo, the post shows 56 reactions (likes, loves, etc.), 8 comments, and 3 shares. The comments are sorted by "Most Relevant" and include:

- Gabriella Ciampallari: Love it!!!!
- Terry Dalton: Nice Halo, Sheila
- Edwin Schultz: Need 200 people jumping up and down to test structural integrity
- Jim Abbotts: Can't wait to check it out!
- Patricia Curren: Nice

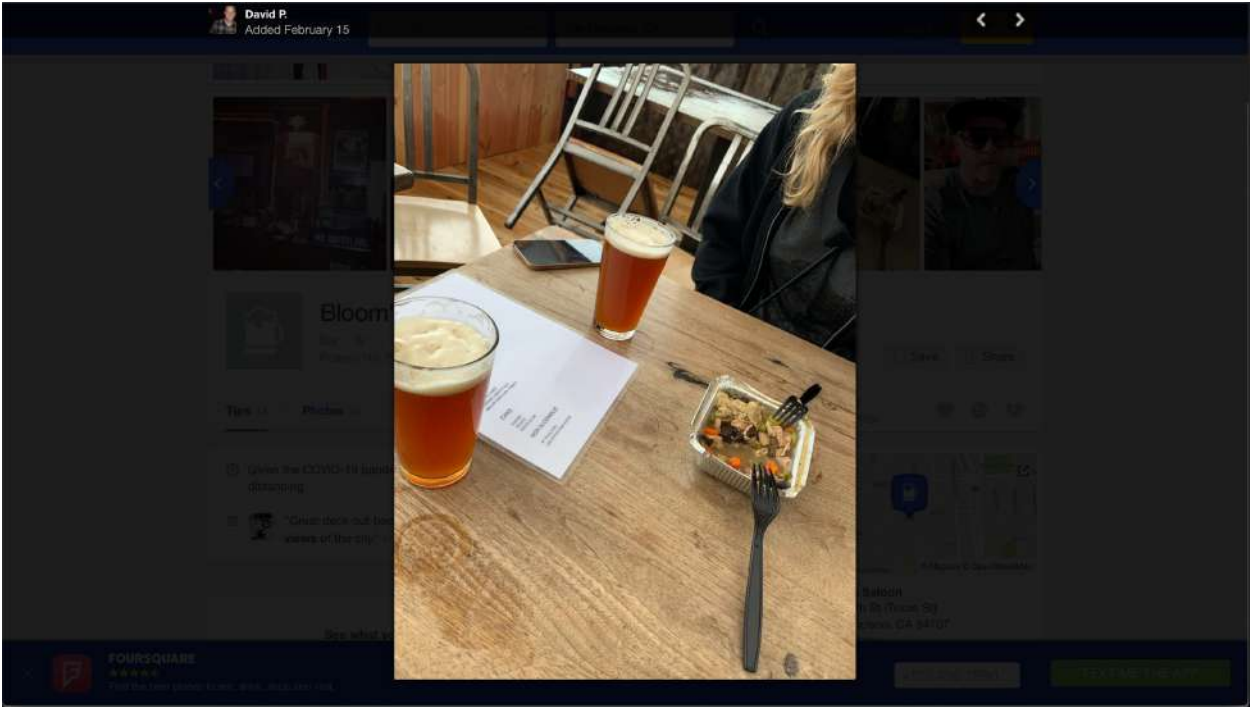
At the bottom of the comments section, a small note states: "Most Relevant is selected, so some comments may have been filtered out."

### EXHIBIT 3

Bloom's bar patrons on the deck (February 2021):



Bloom's bar patrons on the deck (February 2021):





Bloom's bar patrons on the deck with outdoor wall-mounted TV visible (March 2021):



Bloom's bar patrons on the deck (May 2021):



**Blooms Saloon**

May 20 at 11:50 PM · 🌐



Nate's 38 and wise. Happy birthday, Nate!



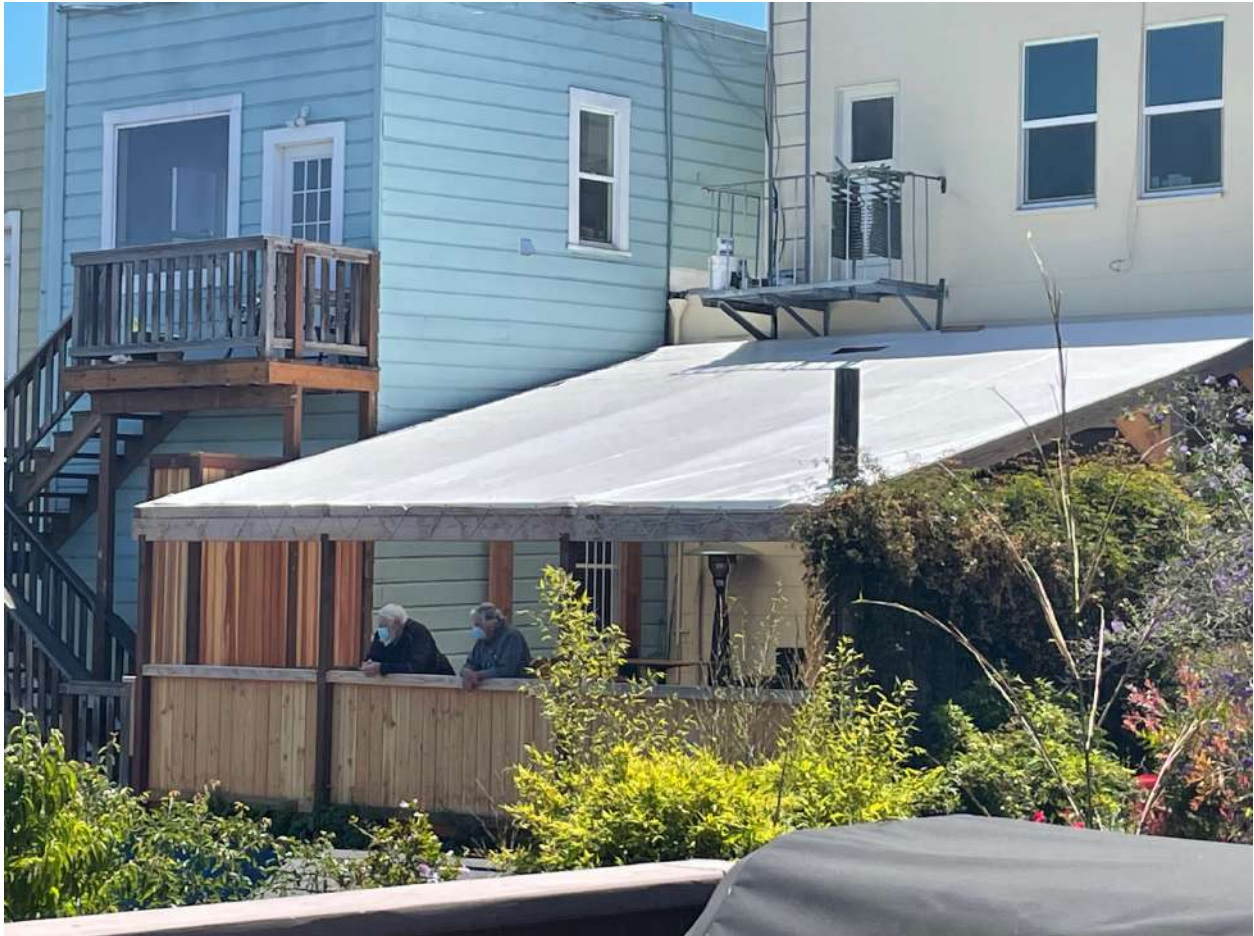
👍❤️😮 9

1 Comment

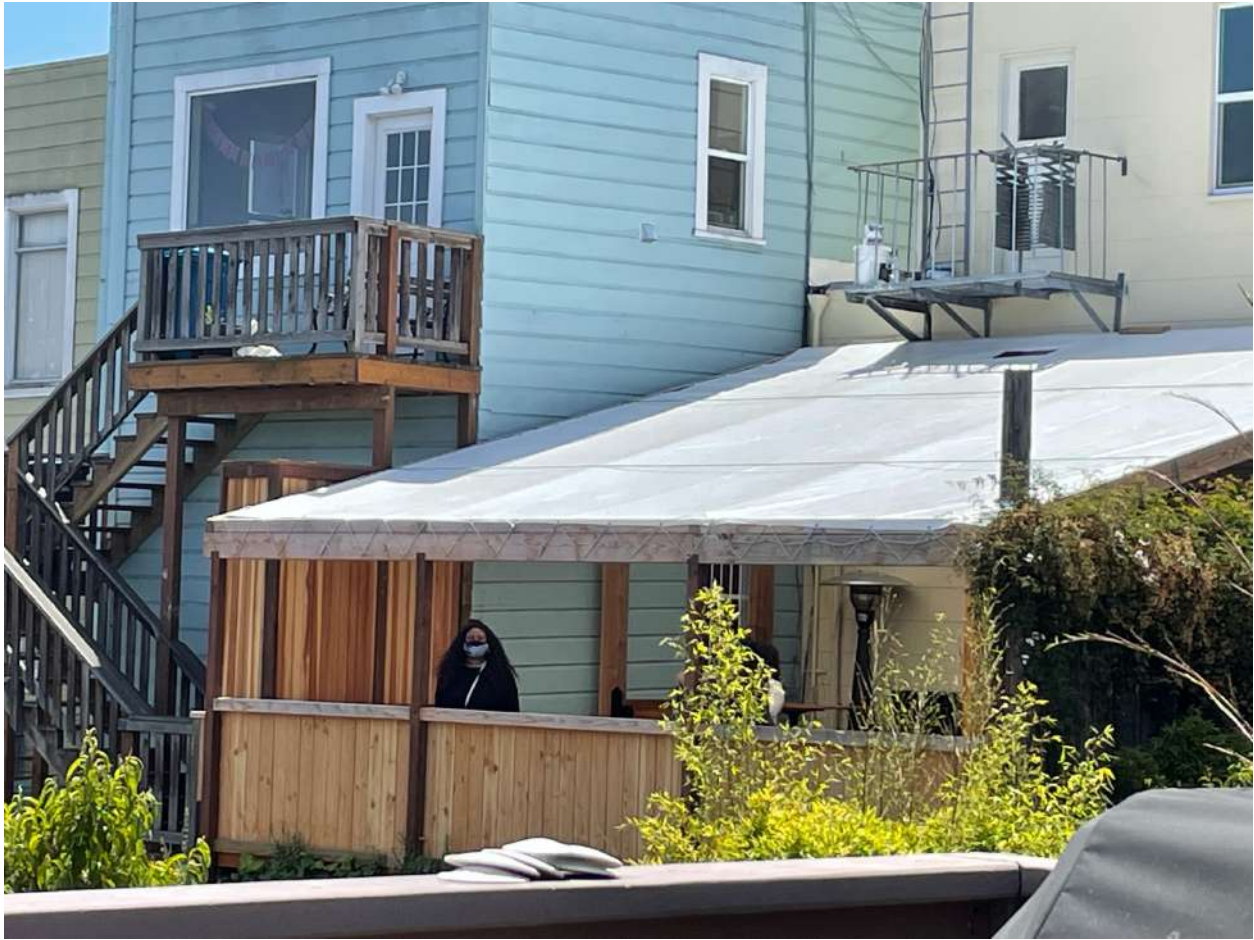


**EXHIBIT 4**

Bloom's patrons conversing on the northern property line (May 21, 2021):



Typical Bloom's patron staring into our home (May 28, 2021):





**EXHIBIT 5**

Bloom's rear patio with visual barriers (now removed) on the northern property line (2017):



Bloom's patio with visual barriers (now removed) on the northern property line (Dec 2018):



BRIEF SUBMITTED BY APPELLANT(S) FOR APPEAL NO. 21-058

**To:** Board of Appeals Letter

**From:** Arthur K. Yasuda, Nancy E. Sato

**Subject:** Appeal No. 21-058 @ 1318 18th Street, SF  
(Building Permit #202106112243)

**Date:** July 8, 2021

Dear Board of Appeals,

We are the property owners of 275 Missouri Street. We share a property line with the back patio area of Blooms Saloon at 1318 18th Street. We object to the recent Building Permit #202106112243 for the following reasons:

1. We were never notified of a Public Hearing to review the construction plans or plans to use the back patio and wood platform for patrons or commercial use.
2. Use of back deck by patrons is loud and disturbs occupants of 275 Missouri Street. This was true when we occupied the home from 1985-1992. During this period, I would have to clean up litter (cigarette butts, chicken bones, other foods, napkins, etc.) after patio outdoor usage.
3. Use of the back deck is prohibited by the permit appealed by me and other neighbors before this Board.
4. The noise has continued to be a disturbance with our tenants, increasing substantially in the past year with Blooms using the back patio for patrons.
5. Building permit does not authorize a deck with a roof and is enclosed on three sides. An overhead roof structure is not part of "construct a wood platform".
6. The back deck was built and completed months before a permit application to construct a new "wood platform" was submitted and approved by the City.

We urge the Board of Appeals to order the Building Department to:

1. Revoke the back deck permit issued by the City;
2. Demolish the entire deck structure and return the rear patio to its original concrete at grade condition;
3. Specify the uses of back patio to preclude use by patrons of the bar;
4. Require the windows and doors at the back of bar leading onto back patio be closed at all times during the bar's operation hours; and
5. Prohibit the use of any computers, electronic speakers, TV, intercom, [i.e. noise from technology devices of any kind] on the back patio.

Thank you for your attention and consideration.

Regards,

Arthur K. Yasuda  
Nancy E. Sato  
Property Owners, 275 Missouri Street, SF, CA 94107



## **BRIEF SUBMITTED BY THE PERMIT HOLDER(S)**

Barbi Tice  
1318 18th Street (Blooms Saloon)  
San Francisco, CA 94107

July 22, 2021

**Sent via email**  
[boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org)

Department of Building Inspection  
49 South Van Ness Avenue, Suite 1475  
San Francisco, CA 94103

Re: Appeals No: 21-054, 21-055, 21-057, 21-058  
Rabinowitz vs. DBI, PDA, etc.  
1318 18<sup>th</sup> Street- Alteration Permit  
Permit No: 202106112243

Dear Board Staff,

This is a collective brief addressing the four appeals filed regarding the above-referenced permit relating to the back patio area of Blooms Saloon. The appeals have been filed by four neighbors to Blooms Saloon and/or property owners: Eric Rabinowitz, William Johnston, Michael Magnuson, and Arthur Yasuda and Nancy Sato. The substance of the permit is addressed below, but some background and contextual information is being initially provided, particularly in light of the various accusations, misrepresentations, omissions and exaggerations contained (or not contained) in the four appeal documents.

I am the managing partner of Blooms Saloon. I am a hands on partner, and work shifts at the establishment and am in daily contact with the staff. I have lived on Potrero Hill on Mississippi Street, right around the corner from the bar, for over 25 years. My other partner, Thomas Frenkel, owns the building where the bar is located, having purchased the building in 1982. He is now retired from business operations.

Blooms Saloon has been in existence for almost 40 years, since 1982. Before it was Blooms Saloon, it was Joe's on the Hill and then Klonsky's. The location has been a bar for well over half a century. The basic floor plan of the bar has remained the same for all of these years, including the back patio area. (See Exhibit A, attached) Blooms Saloon is a neighborhood bar that has always been accessible and responsive to the local community. We are proud of our status as the only true bar on Potrero Hill and have always cared for our neighbors, and been responsive to any neighborhood issues or complaints. There are very few disturbances or issues that come up, and we have a very good relationship with law enforcement and other business establishments in the neighborhood. I go out of my way to personally address any form of

complaint in a timely fashion, and I believe that we have a large pool of neighborhood and community support.

Not one of the appellants in this matter contacted me before filing their permit appeals regarding the back patio area at Blooms Saloon. Within the body of their appeals, the various appellants have made accusations and representations that are simply not accurate, and do not tell the true story of the background of the patio construction at Blooms Saloon, and the sequence of events and how the back patio was managed.

The COVID pandemic is obviously a local and international tragedy. Like thousands of other businesses, Blooms Saloon has had to struggle to survive. The fluctuating local rules and restrictions made the situation all the more difficult, and there was a constant adaptation as the various rules and restrictions evolved. Blooms Saloon had its doors shut for nearly half of the period of the pandemic, and then had to adjust when no indoor service was allowed, and then when occupancy was limited by percentages.

Important to understand is that pre-COVID, for approximately the last 10 years, Blooms Saloon has had an occasional use permit authorization for the back patio area. The authorization allowed the back patio area to be used 12 times a year. During COVID, when Blooms Saloon could open, businesses were not allowed to serve indoors or were gradually allowed to have a limited indoor occupancy. That is when Blooms Saloon began to use the front and back areas to serve customers. During the pandemic, a permit was not necessary for a business to use outdoor space that was part of the business property. Blooms applied for, and received a Just Add Music (JAM) permit from San Francisco, which allows a business to provide entertainment or amplified sound in an outdoor space. As a result of this permit, Blooms Saloon did hang a single big screen television on a fence portion of the back patio area. Significant, however, is that out of respect for the neighborhood and neighbors, no amplified sound was set up in the patio area, and the volume on the television was not allowed. Also, when open during the pandemic, the business had to shut down at 10:00 p.m.

The back patio area of Blooms Saloon is basically a rectangular concrete slab. Over the years of its authorized use, the concrete slab has developed some cracks and sloping, such that it is an uneven surface in places that is potentially dangerous. When Blooms Saloon was shut down completely in December 2020, we decided to make the back patio area safer and cleaner by installing a wood platform over the existing concrete deck. It is basically a flat, level platform that was professionally installed. A structure for an overhead tarp was also erected to be able to protect the outdoor area from the winter weather. When we could reopen again, a white tarp was secured to the structure for protection from the elements. Originally, when we opened we had two propane heaters that we used in the patio area due to the cold weather. The city of San Francisco eventually informed us that the propane heaters could not be used with an overhead tarp, and so we immediately stopped using the heaters. The tarp has since been taken down and the back patio area is not being utilized during the pendency of these appeals.

When the platform was installed in December, we had no idea how long the shutdowns and restrictions would last because of the ongoing medical crisis. When we did the installation we should have applied for a permit, but there was a whole lot going on, and a whole lot of moving parts trying to keep the business viable. It took us until June to have formal plans drawn up for submission. (See Exhibit B, attached) Once we had the plans in hand, we applied for the permit. Contrary to some of the assertions in the appeals, there was absolutely no deception or manipulation in this process.

Important to emphasize is that Bloom Saloon has no desire or intent to utilize the back patio and platform on a daily basis. We completely understand that we live in an urban area, and we wish to operate in harmony with our neighbors. With that being said, it is our desire to have the same temporary use authorization that we have had in the past, allowing us to open the patio area 12 times a year. The construction that was performed in the back was professionally installed and is a safe, solid wooden structure that is an improvement sitting over the underlying concrete pad. The permit that we applied for was not intended to be a basis to use the patio on a daily basis. It is an improvement of the existing area that included a structure for a tarp to protect against the elements. One mistake that was made in applying for the permit was checking the box as to the permitted area not being used for patrons. As stated earlier, the intention is to utilize the open space 12 times a year and to allow patrons to enjoy the open area. We will seek to make that correction on our permit application. Examples of intended use, consistent with the previously authorized historical use are 4<sup>th</sup> of July, New Years Eve, Fleet week and the Blue Angels, and the occasional birthday party or social event.

I look forward to the hearing on this matter, and am happy provide any further information and answer any questions. I expect that the Zoom hearing will be well attended by our supporters who want to see our business survive, and support the improvements that we have made to the back patio area.

The subject matter of the appeals is obviously the permit that was issued, and that will obviously be the focus of our hearing. In terms of the action being requested of the Board, I am requesting that the suspension(s) of the permit for the patio area be lifted. Separately I will pursue the occasion use permit authorization that we enjoyed for many years before the pandemic.

In the meantime, however, I want to address some of the accusations and allegations that are contained in the various appeals. I do not want to address each of the factual statements contained in each appeal, but I also do not want to leave a number of the inflammatory assertions un rebutted. Below is a list of bullet points that address some of the factual assertions in the various documents filed by the appellants.

- Blooms Saloon does not have a long history of overtly using the patio area for patrons and generating enhanced noise, patron yelling, and loud conversations at all hours of the day and evening;
- The platform that is the subject of the appeal is not an expansion. It covers the same

- footprint of the patio that has existed for decades;
- Since San Francisco business have been opened to 100% indoor occupancy, and since the filing of the permit appeals, there has been no business activity on the patio area;
- Prior use of the patio area has been managed, restricted, and limited;
- There is no amplified sound out to the patio area;
- The single television that was placed in the patio area is not permanently attached, and the volume was turned off when it was being used;
- I have worked at and managed Blooms Saloon for now almost five years. I can not recall a single phone call or communication with Eric Rabinowitz within that time period;
- There is no continual noise from the patio area, and patrons do not throw garbage into the neighbor's yards.

Blooms Saloon is a well respected establishment with a long and positive history in the Potrero Hill neighborhood, and the City and County of San Francisco. I take my role as an owner and manager of Blooms Saloon very seriously, and resent some of the scurrilous statements contained in the appeals. Having said that, I want to maintain a healthy relationship with our neighbors and community, and want to move forward after the unfortunate pandemic that afflicted, and continues to threaten, our society.

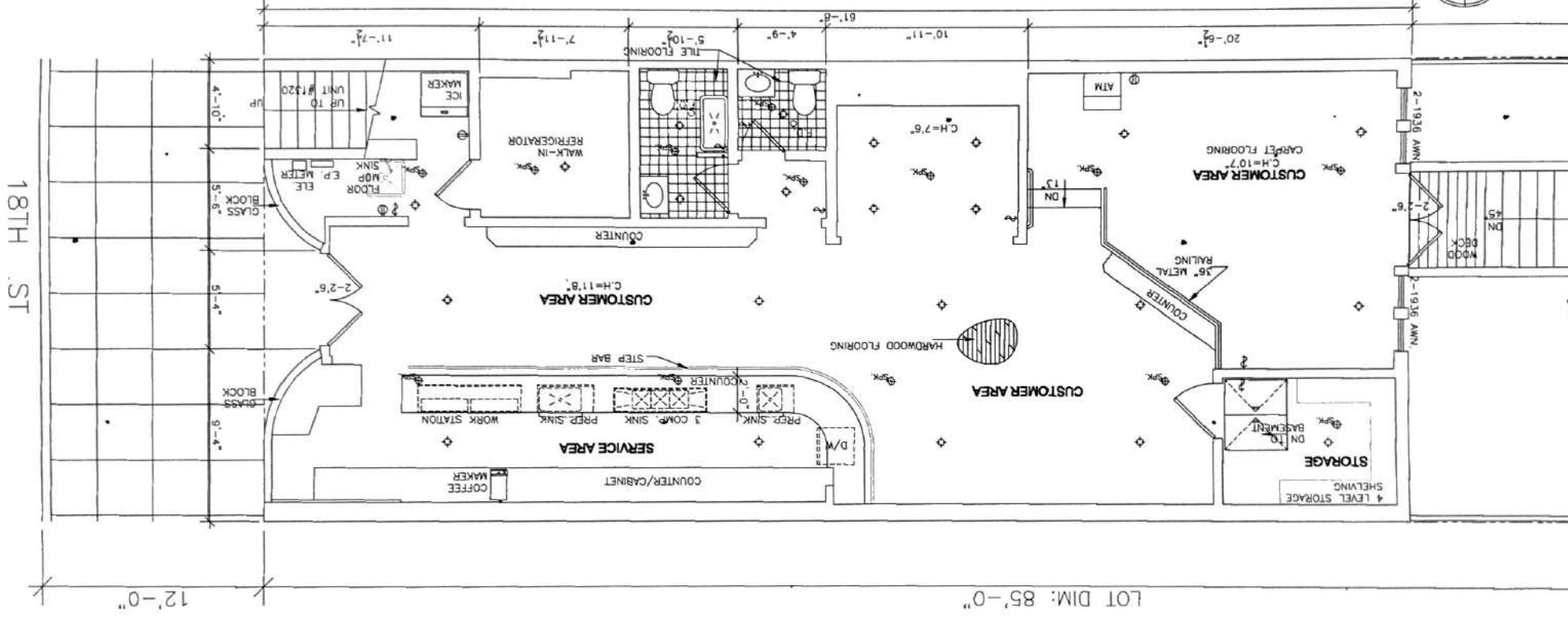
Sincerely,

/s/Barbara Jo Ellen Tice  
Barbi Tice



EXISTING SITE/GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"  
FLOOR AREA=1334 SQ.FT.

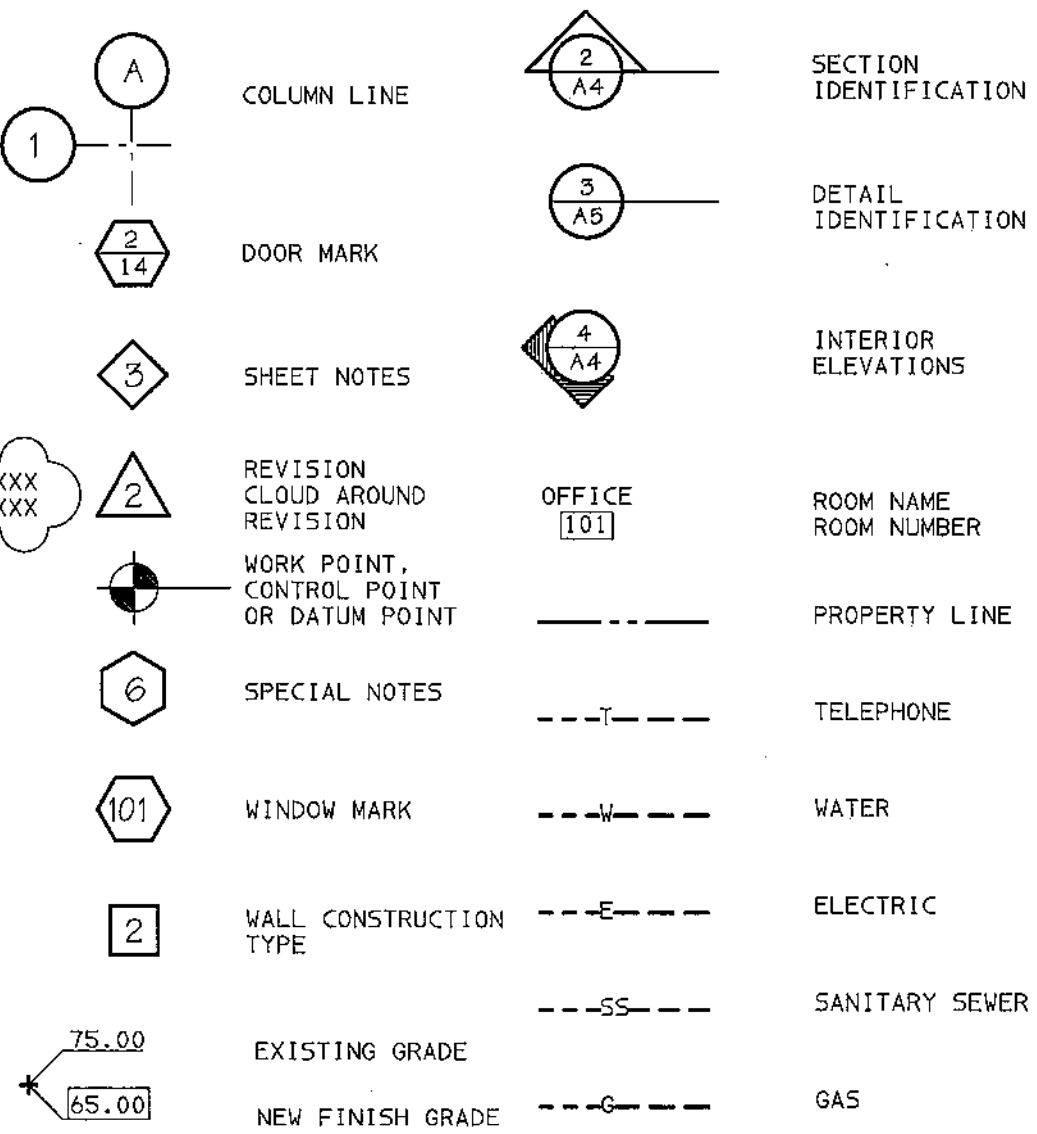
⊕ SPRINKLER  
⊕ FLOOR DRAIN  
⊕ LIGHT  
⊕ SWITCH



**SYMBOLS**

**GENERAL NOTES**

1. WORK SHALL CONFORM TO:
  - 2019 CALIFORNIA BUILDING CODE
  - 2019 CALIFORNIA ELECTRICAL CODE
  - 2019 CALIFORNIA PLUMBING CODE
  - 2019 CALIFORNIA MECHANICAL CODE
  - 2019 CALIFORNIA ENERGY CODE
  - 2019 CALIFORNIA FIRE CODE
  - 2019 CALIFORNIA GREEN BUILDING CODE
  - ALL OTHER RELATED LOCAL, STATE LAWS AND REGULATIONS.
2. ALL CONTRACTORS SHALL MAINTAIN WORKMAN'S COMPENSATION INSURANCE IN FULL COMPLIANCE WITH ALL LOCAL AND STATE LAWS.
3. SUBCONTRACTORS SHALL INSPECT THE WORK OF PRIOR CRAFTS AND BRING ANY DEFECTS TO THE ATTENTION OF THE GENERAL CONTRACTOR. PROCEEDING WITH ONE'S WORK CONSTITUTES ACCEPTANCE OF THE WORK OF PRIOR CRAFTS.
4. SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL.
5. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATIONS WHICH REQUIRE PHYSICAL CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
6. IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS OR SPECIFICATION, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR ARCHITECT BEFORE PROCEEDING.
7. ALL SUBCONTRACTORS SHALL KEEP THEIR WORK AREA CLEAN AND REMOVE THEIR OWN WASTE AND DEBRIS FROM THE SITE.
8. ALL MATERIALS SHALL BE INSTALLED OR APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
9. DO NOT SCALE DRAWINGS

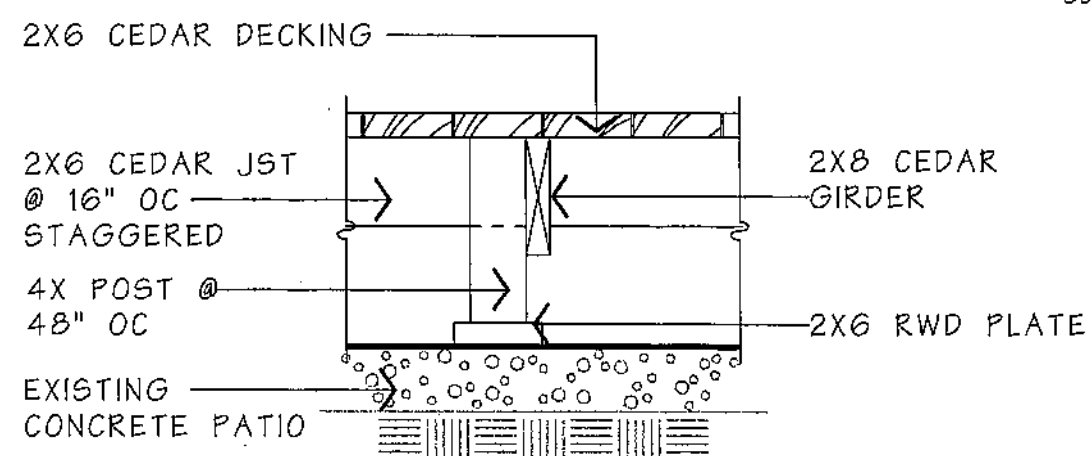


**PROJECT DATA**

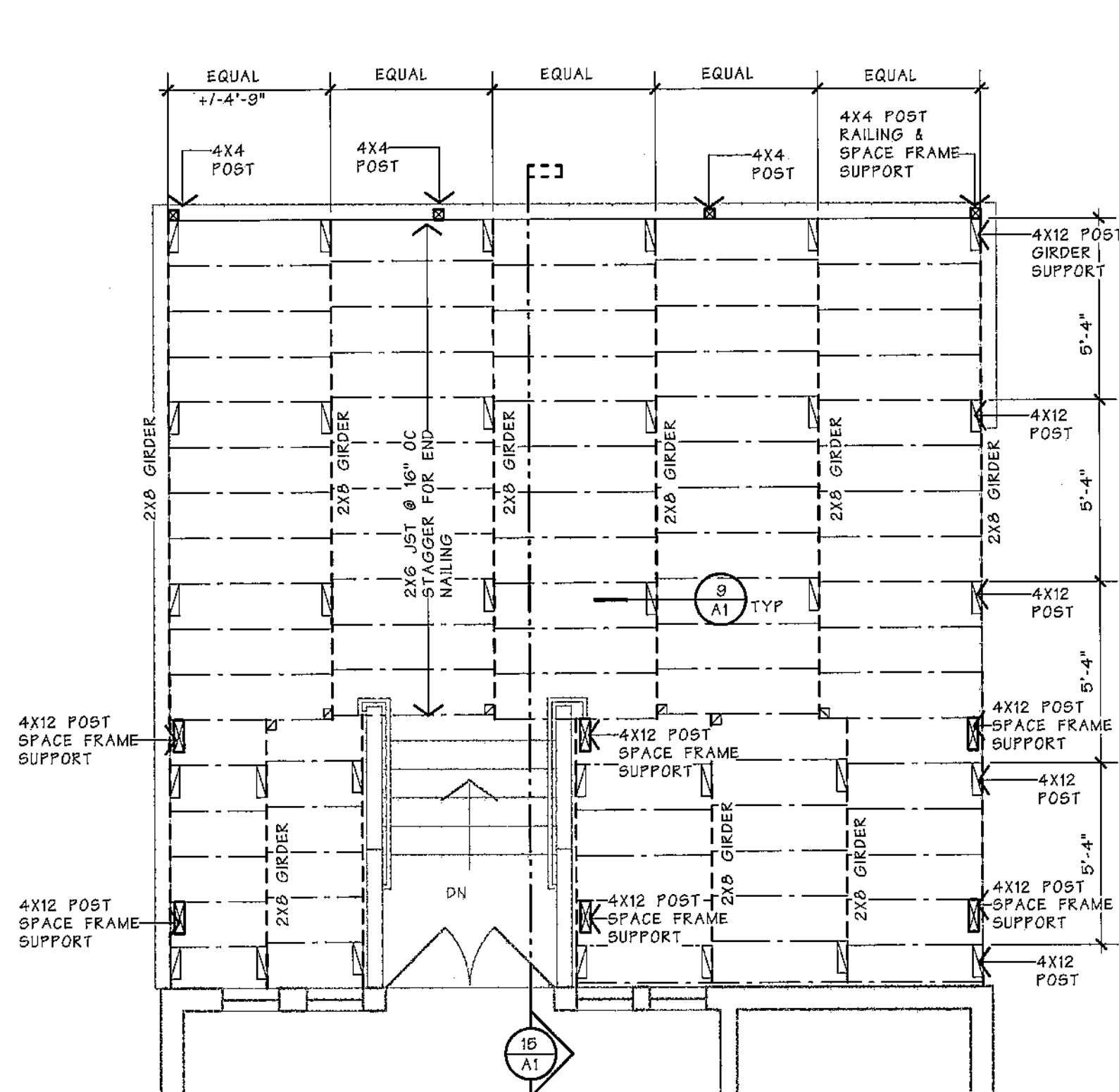
EXISTING USE: COMMERCIAL, TAVERN  
 PROPOSED USE: COMMERCIAL, TAVERN  
 OCCUPANCY GROUP: B. (ASSEMBLY LESS THAN 49)  
 CONSTRUCTION TYPE: V-B  
 DISTRICT: POTRERO HILL  
 APN: 4002013B  
 CONTACT OWNER/ TENANT: BARBARA TICE 415.552.6707

**SCOPE OF WORK**

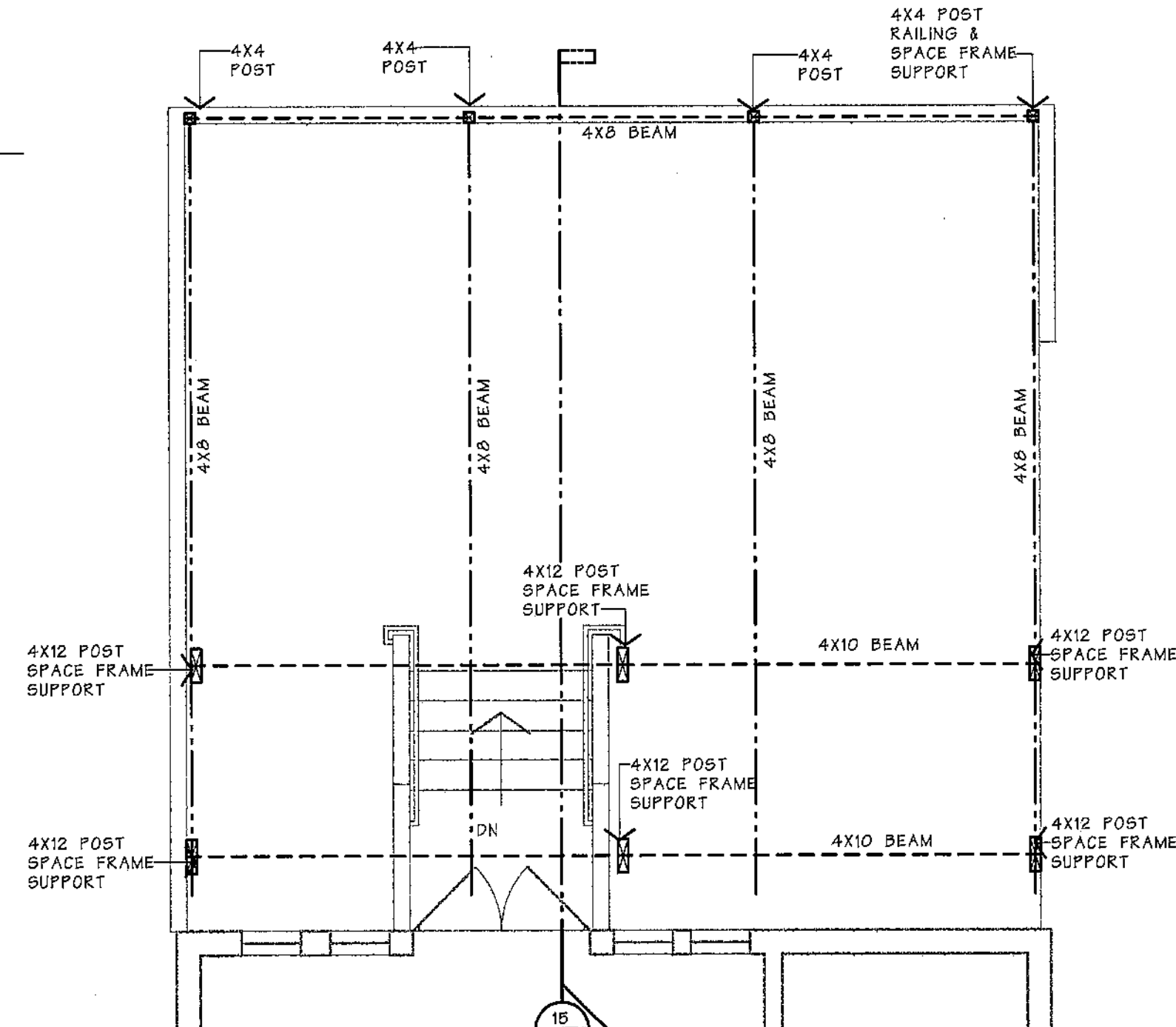
CONSTRUCT A WOOD PLATFORM OVER AN EXISTING 490 SQ FT CONCRETE PATIO.  
 INSTALL NEW ENTRY HANDICAP DOOR OPENER ADA COMPLIANT, AN INTERIOR AND EXTERIOR WIRELESS VERTICAL PUSH PLATES.



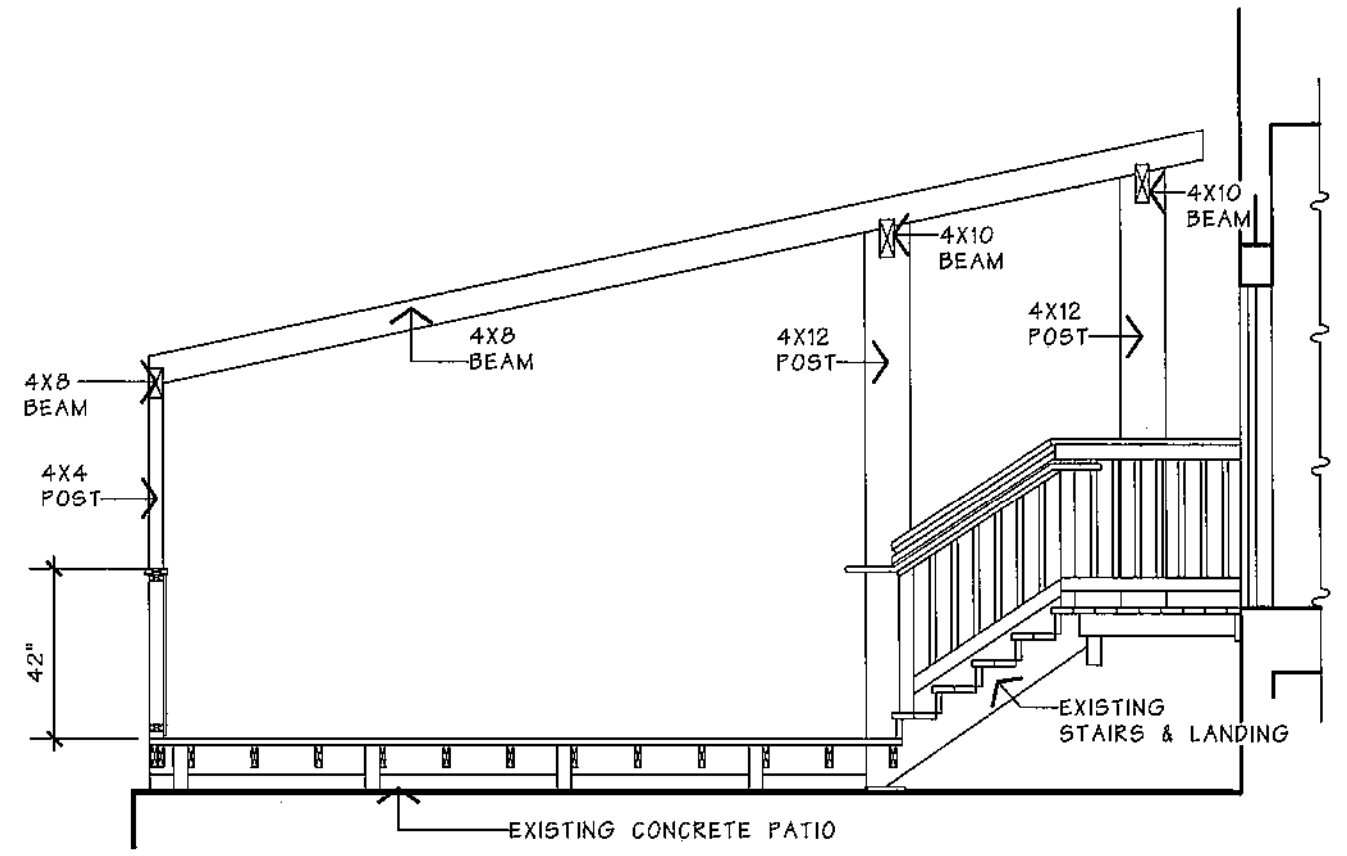
9 PLATFORM FRAMING DTL SCALE 1"=1'-0"



3 PLATFORM FLOOR FRAMING PLAN SCALE 1/4"=1'-0"

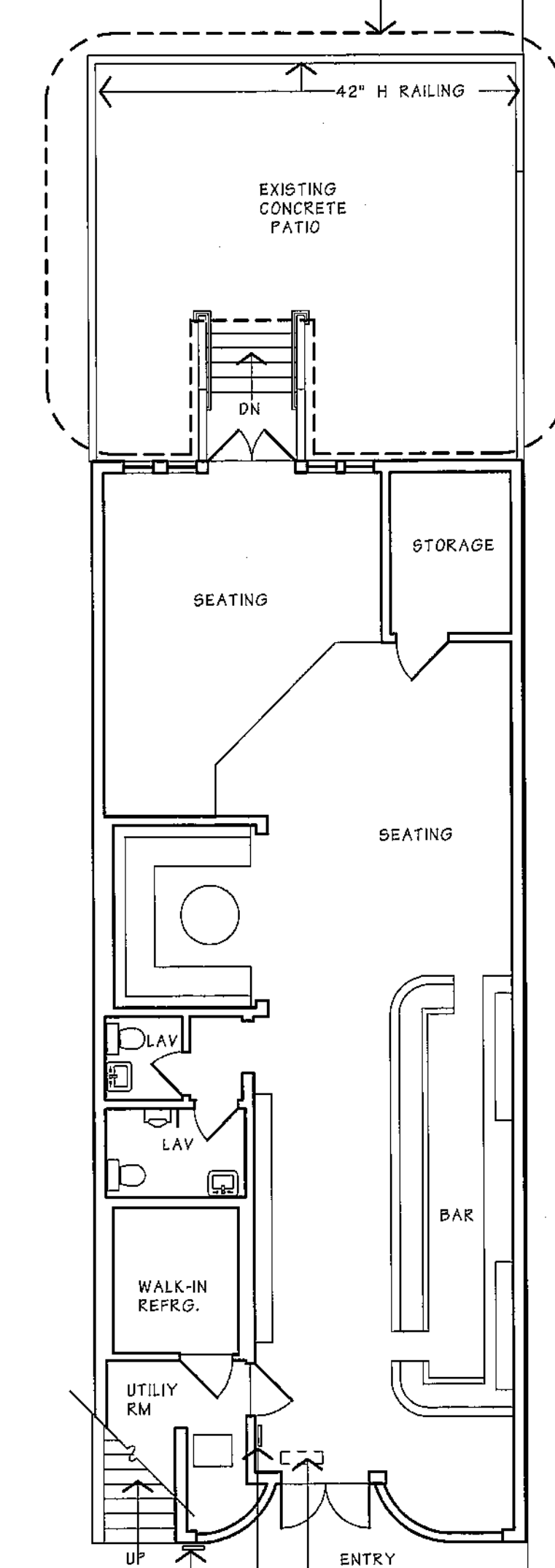


13 DECORATIVE SPACE FRAME FRAMING PLAN SCALE 1/4"=1'-0"



15 SECTION @ PLATFORM & DECORATIVE SPACE FRAME SCALE 1/4"=1'-0"

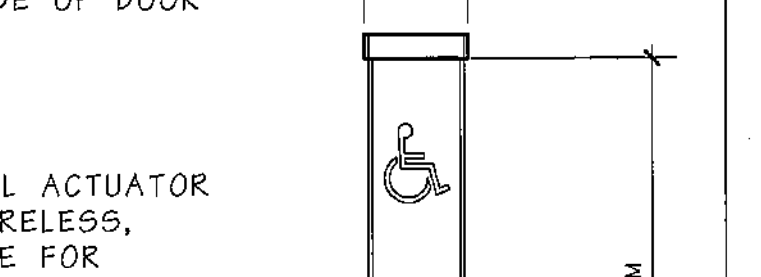
**NEW CEDAR PLATFORM & WOOD SPACE FRAME OVER PATIO**



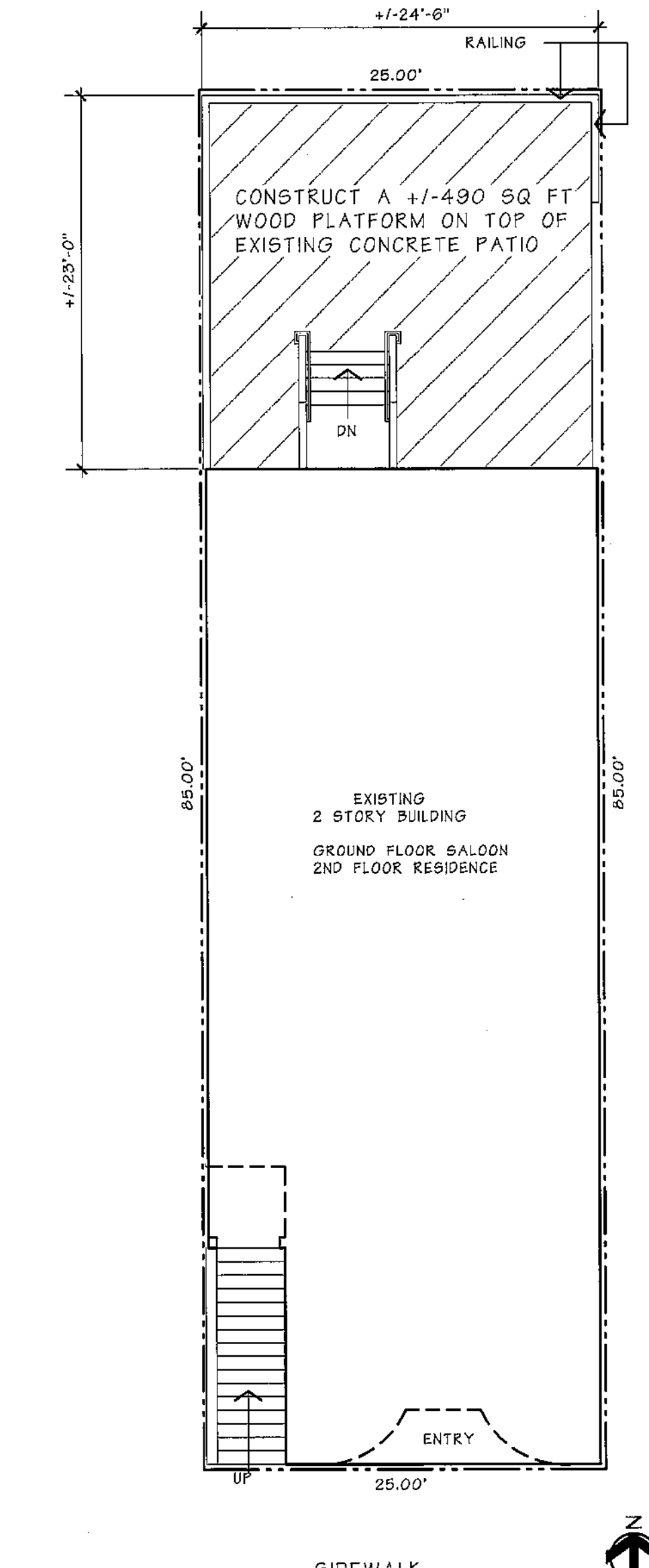
12 EXISTING FLOOR PLAN WITH PROPOSED IMPROVEMENTS SCALE 1/8"=1'-0"

NOTE: INSTALL HANDICAP WIRELESS 36" VERTICAL BAR ACTIVATION SWITCH, INSIDE AND OUTSIDE LOCATIONS SEE DETAIL 17/A1

LOCATE IN CONSPICUOUS LOCATION AT PUSH AND PULL SIDE OF DOOR



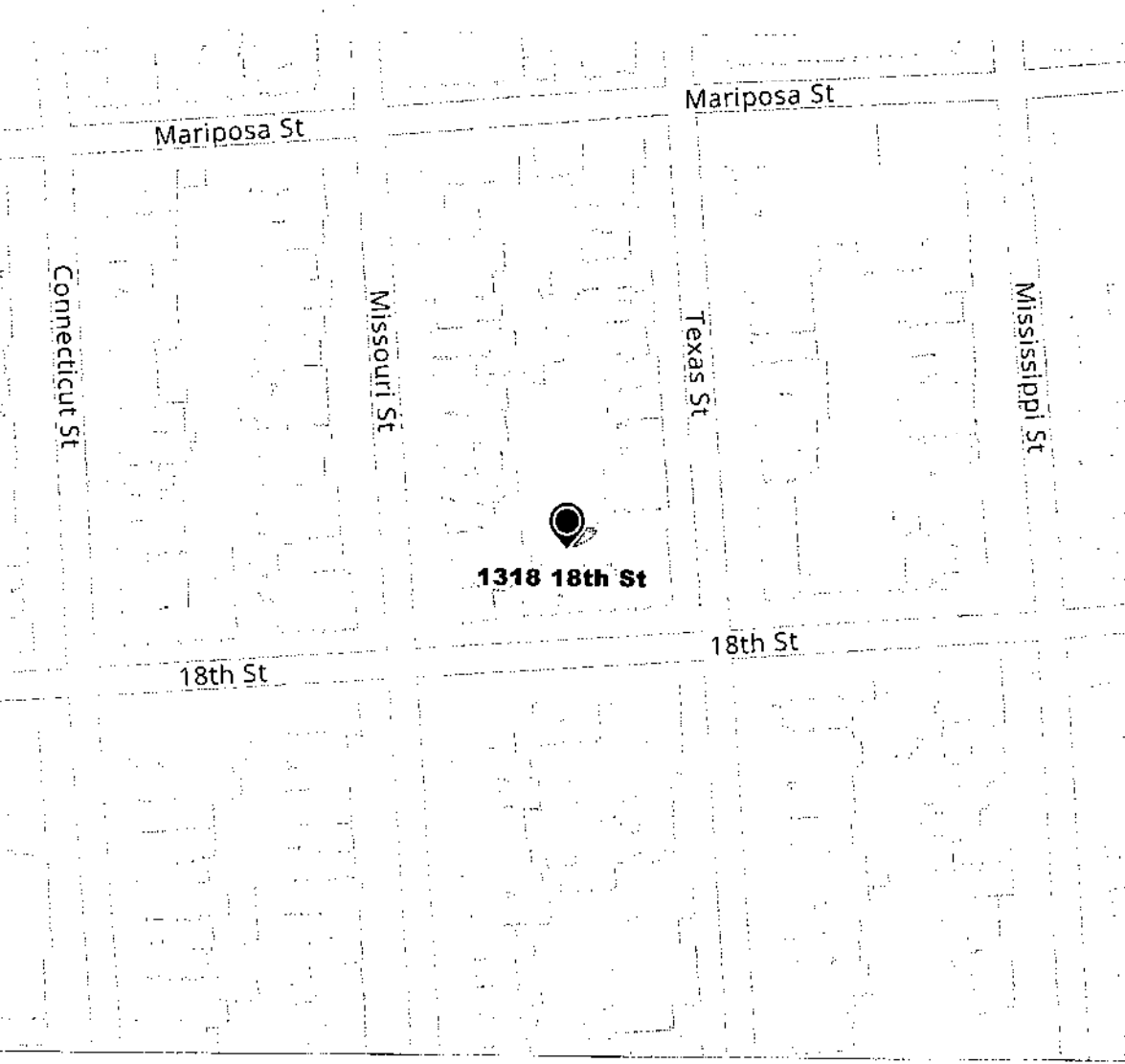
17 VERTICAL ACTUATION BAR SCALE 1"=1'-0"



11 EXISTING SITE PLAN SCALE 1/8"=1'-0"

**SHEET INDEX**

- A-1 COVER SHEET, SITE PLAN, SYMBOLS, LOCATION MAP, SCOPE OF WORK, EXISTING FLOOR PLAN, FRAMING PLANS DETAILS, NOTES
- A-2 D.A. CHECKLIST, FORM C: DISABLED ACCESS 20% RULE



LOCATION MAP

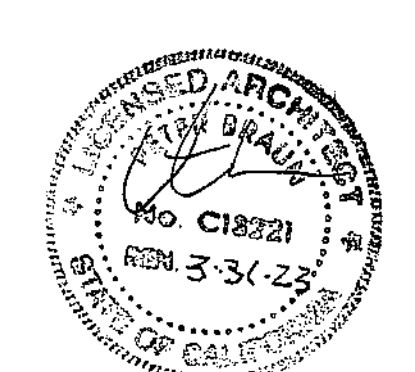
**PETER BRAUN & ASSOCIATES**  
 ARCHITECTURE & PLANNING

2685 OAK ROAD SUITE 254  
 WALNUT CREEK, CALIFORNIA 94597  
 (925) 876-3739

PATIO PLATFORM REMODEL FOR:  
**BLOOM'S SALOON**  
 1318 18TH ST.  
 SAN FRANCISCO, CA.

FILE NUMBER: 211  
 DATE: 5/6/2021

REVISIONS  
 PERMIT SET



SHEET NUMBER

A - 1  
 OF 2



**D.A. CHECKLIST** (p. 2 of 2): The address of the project is: 1318 18th Street

Check all applicable boxes and specify where on the drawings the details are shown:

	Existing Fully Complying	Will be Upgraded to Full Compliance	Equivalent facilitation will provide full access	Compliance is Technically Infeasible	Approved in applications with immediately preceding code	Not required by Code (encl. none existing)	Non-compliant request URH (encl. none existing)	Location of detail(s) include detail no. & drawing sheet (if not using this part blank). Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheet A-1 Details 12 & 17
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps Curb ramps and walks Corridors, hallways, floors Ramps elevators, lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. Accessible drinking fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

- No additional forms required
- No additional forms required
- Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
- Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.
- Provide details from a set of City approved reference drawings, provide its permit application number here: \_\_\_\_\_ and list reference drawing number on plans.
- No additional forms required
- Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details).

**D.A. CHECKLIST** (p. 1 of 2): The address of the project is: 1318 18th Street

For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plan set and signed.

- The proposed use of the project is Tavern (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: Remodel existing outdoor patio which is below entry level
- The construction cost of this project excluding disabled access upgrades to the path of travel is \$ 16,200.00, which is: (check one)  more than /  less than the 2021 Valuation Threshold of \$172,418.00.
- Is this a City project and/or does it receive any form of public funding? Check one:  Yes /  No. Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

- Read A through D below carefully and check the most applicable boxes. Check one box only:
  - A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required. Fill out page 2 of D.A. Checklist
  - B: Project Adjusted cost of construction is greater than the current valuation threshold. Fill out and attach page 2 of D.A. Checklist and any other required forms to plans
  - C: Project adjusted cost of construction is less than or equal to the current valuation threshold. List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
  - D: Proposed project consists entirely of Barrier removal. Fill out and attach Barrier removal form to Plans
  - E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: \_\_\_\_\_ Description of revision: \_\_\_\_\_

CBC chapter 2 section 202 Definitions:

**Technically Infeasible.** An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

**Unreasonable Hardship.** When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

- The cost of providing access.
  - The cost of all construction contemplated.
  - The impact of proposed improvements on financial feasibility of the project.
  - The nature of the accessibility which would be gained or lost.
  - The nature of the use of the facility under construction and its availability to persons with disabilities
- The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC.

**Form C: DISABLED ACCESS 20% RULE**

This form is only required for projects equal to or under the valuation threshold when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and any required form(s) on the plans.

Based on CBC Section 11B-202.4 Exception 8, only projects with a construction cost less than or equal to the valuation threshold (current ENR Construction Cost Index Amount) are eligible for the 20% rule. In choosing which accessible elements to provide, priority should be as listed on p. 2 of the D.A. Checklist.

In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 11B-202.4 Exceptions 1 through 8 for other exceptions).

CBC Section 11B-202.4, Exception 9 (abbreviated): In alteration projects involving buildings & facilities previously approved & built without elevators, areas above & below the ground floor are subject to the 20% disproportionality provisions described in Exception 8, even if the value of the project exceeds the valuation threshold in Exception 8. Refer to the Code for the types of buildings & facilities that qualifies for this 20% disproportionality provisions when project valuation is over the threshold.

	Contractor's Estimated Cost	DBI Revised Cost
A) Cost of Construction: (Excluding Alterations to the Path of Travel as required by 11B-202.4)	\$ 16,200.00	\$ _____
B) 20% of A):	\$ 3,240.00	\$ _____

List the Upgrade Expenditures and their respective construction cost below:

1. Entry Door Automatic Opener and	\$ _____	\$ _____
2. Wireless Activation Switches	\$ 4,800.00	\$ _____
3.	\$ _____	\$ _____
4.	\$ _____	\$ _____
5.	\$ _____	\$ _____
6.	\$ _____	\$ _____
7.	\$ _____	\$ _____
8.	\$ _____	\$ _____
9.	\$ _____	\$ _____
10.	\$ _____	\$ _____
11.	\$ _____	\$ _____
12.	\$ _____	\$ _____

<b>Total Upgrade Expenditures</b> <small>Should be approximately equal to, but not to exceed, Line B</small>	\$ 4,800.00	\$ _____
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PETER BRAUN & ASSOCIATES

ARCHITECTURE & PLANNING  
2685 OAK ROAD SUITE 254  
WALNUT CREEK, CALIFORNIA 94597  
(925) 876-3739

PATIO PLATFORM REMODEL FOR:

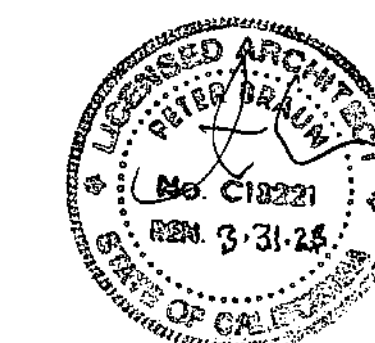
BLOOM'S SALOON

1318 18TH ST.  
SAN FRANCISCO, CA.

FILE NUMBER: 2111  
DATE: 5/6/2021

REVISIONS

PERMIT SET



SHEET NUMBER

## SUBMISSION BY RESPONDING DEPARTMENT



## SUSPENSION REQUEST

June 24, 2021

Patrick O’Riordan  
Interim Director  
Department of Building Inspection  
49 South Van Ness Avenue, Suite 500  
San Francisco, CA 94103

**Building Permit No.:** 202106112243  
**Property Address:** 1318 18<sup>th</sup> Street  
**Block and Lot:** 4002/013B  
**Zoning District:** NC-2 (Neighborhood Commercial, Small Scale)  
**Staff Contact:** Moses Corrette – (628) 652-7356, moses.corrette@sfgov.org

Dear Patrick O’Riordan,

This letter is to request that the Department of Building Inspection (DBI) suspend **Building Permit (BP) No. 202106112243** for the property at 1318 18<sup>th</sup> Street.

The subject permit was approved by Planning and DBI on June 11, 2021 and issued by DBI on June 14, 2021. The scope of work includes compliance with DBI’s Accessible Building Entrance program and construction of a platform in the rear yard. However, it has come to our attention that 1) the rear deck structure was constructed prior to the permit, 2) the rear deck area also includes a roof, and 3) the rear deck area is being used by customers of the commercial tenant (dba Bloom’s Bar).

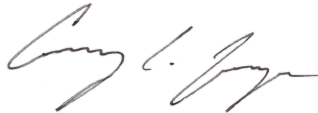
Construction of the extent that is present would require public notice per Planning Code Section 311, and the use of the rear area by customers constitutes an Outdoor Activity Area that would require a building permit and may also require a Conditional Use Authorization from the Planning Commission. While some amount of outdoor activity may be authorized under the City’s Shared Spaces program, there is no Shared Spaces Permit issued for this property. Therefore, the Planning Department respectfully requests that DBI suspend **BP No. 202106112243** to allow the property owner to file the appropriate applications and undergo the required Planning Department review.

Patrick O’Riordan, Interim Director  
Department of Building Inspection  
49 South Van Ness Avenue, Suite 500  
San Francisco, CA 94103

Suspension Request  
1318 18<sup>th</sup> Street  
June 24, 2021

**APPEAL:** Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit [www.sfgov.org/bdappeal](http://www.sfgov.org/bdappeal).

Sincerely,



Corey A. Teague, AICP  
Zoning Administrator

CC: BULLDOG PROPERTY LLC 793 BEECHWOOD DR DALY CITY, CA 94015 (Property Owner)  
Joseph Duffy, Acting Chief Building Inspector, [joseph.duffy@sfgov.org](mailto:joseph.duffy@sfgov.org)  
Dario Jones, Acting Code Enforcement Manager, Planning Department  
Moses Corrette, Planning Department

# PUBLIC COMMENT

**From:** [John deCastro](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Appeals 21-054, 21-055, 21-057 & 21-058 regarding 1318 18th St  
**Date:** Thursday, July 8, 2021 2:11:51 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board Members

My family and my tenants live within 150 feet of Blooms Salon at 1318 18th St. The granted permit 2021/0611/2243 would allow an area that will impact the peace and quiet of our rear yards and homes in potential violation of the San Francisco Noise Ordinance.

There was no public process notifying nearby property owners that the City intended to grant a permit to Blooms Saloon for a much larger rear deck.

We all enjoy our sunny Potrero Hill Backyards that are within 150 feet of their outdoor venue. We don't need Blooms programing their music or television channels in our homes and yards without controls and enforceable agreements.

Please grant the Appeals to the permit 2021/0611/2243 for Blooms Salon so that the proper process can be followed to work with adjacent neighbors.

John deCastro  
241-243 Missouri St  
San Francico CA 94107

**From:** [kim.lavalle](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Blooms Saloon on 18th street  
**Date:** Friday, July 16, 2021 12:34:43 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi, I am a homeowner on Texas street for 26 years. My property is directly behind Blooms and adjacent to their back property line. Blooms recently built a new deck and began hosting patrons out back during the pandemic. I spoke with the owner Barbara and told her though the noise is disturbing, I wanted to support our local businesses to regain their patrons and get back on their feet. I believe I was clear that this support of the deck was temporary for pandemic recovery. She was attentive to my concerns during the times we spoke.

Now that restrictions are lifted, patrons are back inside and it's my hope that the back deck activity is over. During its use, I had to wear earplugs to sleep and often needed to turn up tv to hear it above the bar noise. It was not conducive to working from home. My indoor living space and bed are approximately 19 feet from the patrons loud voices. I'm curious as to why the deck doesn't have the set back from the property line.

I'm very concerned about someone falling over the banister, a 10-12' straight down drop onto my property. There is no way to get paramedics in if I'm not home, as this area is landlocked. I alerted the owner regarding someone sitting on the rail teetering. I'm concerned about my liability as well.

It's an invasion of my privacy and safety to have different strangers everyday looking over the railing directly into my house and yard while drinking alcohol. I wasn't comfortable having my young children visitors anymore. I made the concessions believing it was temporary. My support was genuine.

I do support the bar in the neighborhood but I don't think the back deck should have any commercial use due to its close proximity to so many residential properties. Our back yards have been a quiet haven from city traffic and noise. I hope we can resume enjoying them.

Sincerely, Kim Lavalle



**From:** [Ana louisa tetlow](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Appeals: 21-054, 21-057, 21-058 Bloom"s Bar on back deck  
**Date:** Friday, July 16, 2021 6:14:25 PM

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Dear City,

I am writing about my experience this year when the bar Blooms built up and opened their back deck as a bar during Covid. The new deck is very big.

I am sixteen years old and attended school over zoom all year. I worked all during Covid on our dining room table in the middle of our house. During the school day, I can hear the bar when I am in class on zoom. Sometimes my teachers could hear them too. My teachers sometimes asked if that noise was something my Mom was doing but it wasn't my Mom. It was the bar. The bar was loud. Very loud. And distracting from my zoom classes.

Mom says that she learned the bar is supposed to stay indoors and that you can help keep them indoors. My mom works from home too and she can tell you about that. It would help her too if you could help us.

Thank you

Ana Louisa Tetlow

[analouisatetlow@gmail.com](mailto:analouisatetlow@gmail.com)

**From:** [Lisa Goldschmid](#)  
**To:** [BoardofAppeals \(PAB\); Waltonstaff \(BOS\)](#)  
**Cc:** [wmcjohnston@gmail.com](mailto:wmcjohnston@gmail.com)  
**Subject:** Bloom"s permit# 2021/0611/2243  
**Date:** Monday, July 19, 2021 5:35:11 PM

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To the Board of Appeals and Supervisor Walton's office:

I am writing to protest the Bloom's expanded outside back deck at 1381 18th Street. The interior of the block that it affects is otherwise totally residential. Since Bloom's has a front parklet and perhaps also indoor seating now, the back deck seems unnecessary and unfair. The noise from voices is very intrusive and can be heard very far down the block. It feels as though there is a bar in our backyard. It sounds as though a proper permit path was not followed and that adds to our irritation.

We have lived here for more than 40 years and have tolerated noise from Bloom's that came from their open door and perhaps a limited outdoor space. Occasionally during ballgames the noise was too much but it was not very often. The prospect of more continuous outside noise worries us.

Please consider our concerns.

Thank you,

Lisa Goldschmid  
247 Missouri St.

## Longaway, Alec (BOA)

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**From:** Ahana Banerjee <ahana.banerjee@gmail.com>  
**Sent:** Tuesday, July 20, 2021 1:47 PM  
**To:** BoardofAppeals (PAB)  
**Cc:** Waltonstaff (BOS); wmcjohnston@gmail.com; michael.magnuson@gmail.com; eric.rabinowitz@gmail.com; Sharon Tetlow; Anshuman Didwania  
**Subject:** Reference Permit: #2021/0611/2243

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

July 20<sup>th</sup>, 2021

Supervisor Shamann Walton  
City and County of San Francisco Board of Appeals  
City Hall  
1 Sr. Carlton B. Goodlett Place, Romm244  
San Francisco CA 94102-4689  
Reference Permit: #2021/0611/2243

I, Ahana Banerjee and my husband Anshuman Didwania, residing at 275 Missouri Street, San Francisco, California 94107 are writing to raise our concerns about the unauthorized use of the back deck by Bloom's Tavern (1318, 18<sup>th</sup> Street, San Francisco, California). My husband started residing as a renter in August 2015 and we have continuously lived here since then. In our time at this residence prior to the pandemic, we found no issues co-existing with Blooms Tavern. The Blooms Tavern backyard had never been used by patrons during our stay and we felt no breach of privacy or disturbance to our homelife.

Starting in December 2020, Bloom's Tavern built out a patio in its backyard which is open for patrons to use. The construction was completed at the end of December and has been in use since then. The buildout was completed in a short span of 2 weeks. Given the pandemic in full swing, and the city's effort to save small businesses, we were empathetic of what seemed like a desperate, temporary measure by Bloom's to stay in business. Through our silence we supported the bar's bid towards survival, even at our own expense of a newborn in the house looking right above Blooms Tavern's backyard patio with patrons. To show our support, we bore in silence the many disturbances that came our way, which includes the baby being woken up at night due to the loud patrons. Moreover, the patrons at Blooms Tavern can clearly look into our backyard, sunroom and baby's room (i.e. the entire side of the house facing Bloom's Tavern). This breach of privacy and evasion into our homelife was accommodated in light of the pandemic.

As the city was gearing to open up, we were expecting the backyard use by Blooms Tavern to come to an end and the neighborhood going back to the status quo of the pre-pandemic tranquility. Therefore, it was to our shock that we found out that Blooms Tavern has been authorized (Reference Permit: #2021/0611/2243) to continue the use of the backyard deck. This was especially surprising to us as from what we understand, the City's Building Code guidelines explicitly prohibit such bar extensions in residential areas. Additionally, it was only now that we found out that Blooms Tavern construction (December 2020) and use of the back yard was essentially not approved by any authority or subject to any exemptions by the city authority. We had assumed that the construction was temporary when under COVID guidelines restaurants were allowed to build out outdoor seating. We essentially view this act of defiance of the Building Code by Blooms Tavern a complete breach of trust for a neighborhood which has rooted for and supported this establishment.

We are anxious and concerned that Bloom's continued use of the back deck would impact the quality of our homelife including the child's sleep, privacy to our home and access to our backyard. And it is with this concern that we are seeking your support to revoke the permit and authorization to use the back deck. Thank you.

Ahana Banerjee, Anshuman Didwania

## Longaway, Alec (BOA)

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**From:** David Busch <dbuschca@hotmail.com>  
**Sent:** Tuesday, July 20, 2021 11:09 AM  
**To:** BoardofAppeals (PAB)  
**Cc:** Waltonstaff (BOS)  
**Subject:** Residence neighbor complaint - Permit #2021/0611/2242

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello -

My name is David Busch and I live with my family at 259 Missouri Street. We have lived here for 9 years.

I am writing to call to attention to a disruptive situation that has occurred in our neighborhood involving the construction of a large deck on the back side of Bloom's Tavern at 1381 18th Street. It was constructed during COVID at the time when restaurants were allowed to build outdoor spaces on the street. Bloom's built a street space as well as this deck. The deck covers the entire space behind the bar and has a canvas roof and a large screen TV. I do not think it was built with permits.

While I would like my neighborhood business to be successful and stay in business, this new deck portion of their business I do not believe was made with permits and certainly not with neighbors' consent. It is loud throughout the day and disruptive to what was a relatively quiet space for my and the neighboring backyard spaces. It is also highly visible, and patrons can easily be seen and see into the neighboring backyard spaces which compromises the privacy we had before shared.

I would like to see the deck removed, especially now that San Francisco is back at 100% capacity for patrons indoors. Bloom's will also get to keep their outdoor space, so moving forward they will be larger than pre pandemic which will help their business.

Please take a moment to look into this situation. Thank you for your time and consideration,

David Busch

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## Duane Morris\*

DUANE MORRIS LLP  
SPEAR TOWER  
ONE MARKET PLAZA, SUITE 2200  
SAN FRANCISCO, CA 94105-1127  
PHONE: +1 415 957 3000  
FAX: +1 415 957 3001


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## MEMORANDUM

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Date: July 21, 2021

To: Commissioners Darryl Honda (President), Ann Lazarus, (Vice President),  
Rick Swig, and Tina Chang

From: Alice Barkley 

CC: Julie Rosenberg; Corey Teague, Scott Sanchez, Moses Corrett, Joseph Duffy,  
Sharon Tetlow, Bill Johnson, Michael Magnuson, Eric Rabinowitz, Arthur K  
Yasuda and Nancy E. Sato

SUBJECT: Appeals of Issuance of Permit Application 202106112243 to Construct a wood  
Platform in rear yard (Appeal ## 021-054, 021-055, 021-057 and 021-058).

### INTRODUCTION

On July 28, 2021, the Board of Appeals ("Board") will conduct a duly noticed public hearing on the appeals of the issuance of a permit to construct a "wood platform" in the rear yard. Our office represents Sharon Tetlow ("Tetlow"), who has resided continuously at 271 Missouri Street, San Francisco (Block 4002, Lot 16B) since 1999 with her now 16 year old daughter in the home she purchased, supports the appeals filed. The Tetlow rear yard is close to the rear yard of Bloom's Saloon ("Bloom"), which occupies the ground floor of a two-story mixed-use building with a residential unit above at 1318-1820 18th Street (Block 2004, Lots 13A) ("Property" or "Building"), is in a NC-2 Zoning District and a 40X Height and Bulk District. Bloom's business



hours are 11:30 a.m. to 1:45 a.m. The buildings of Block 4002 are all residential, except for Bloom and the adjacent sushi restaurant.

Bloom began construction in December, 2020 on a deck with a roof that covers 100% of the rear yard ("Deck") without an issued permit. Since the Deck was completed in January 2021, it has been used as additional space to serve patrons during business hours. The neighbors tolerated loud noises from the self-serving behavior of Bloom only because they did not wish to have any small business in their neighborhood struggle to survive during the Pandemic. Unfortunately, the symbiotic good will was not returned.

On June 11, 2021, Bloom submitted an over-the-Counter application No. 202106112243 to construct a new "wood platform" in their rear yard that was approved by the Planning Department ("Department") and the Department of Building Inspection ("DBI"). The permit was issued on June 14, 2021 ("Deck Permit") with a condition that the deck *"not be used for patrons"*. See **Exhibit 1** for a copy of Permit Application No. 202106112243. On June 21, 2021, our Office on behalf of Tetlow contacted the Department to request that the Department request DBI to revoke the issued Deck Permit. On June 24, 2021 the Zoning Administrator, after independent research, requested DBI suspend the issued Deck Permit on the grounds that *"1) the rear deck structure was constructed prior to the permit, 2) the rear deck includes a roof, and 3) the deck area is being used by customers of the commercial tenant (dba Bloom's Bar)"*. See **Exhibit 2** for a copy of the letter from Planning Department requesting suspension of the Deck Permit. As of this letter, DBI's on-line permit tracking website shows that an inspector dropped a note for Bloom to contact DBI on June 25 with no additional entry that an inspection has been

conducted. Bloom has failed to appeal the Department's suspension of the Deck Permit to this Board by the July 9, 2021 deadline.

Tetlow supports the appeals filed by the Appellants with this Board. The discussion below provides facts that justify the Appellants' request for revocation of the Deck Permit and demolition of the illegally constructed Deck.

### **BACKGROUND OF BLOOM'S SALOON**

"Joe's on the Hill" was the name of the first bar that occupied this location when the building was completed in 1936. Bloom is a sports bar and there is no history of Bloom or its predecessors serving food at this location. Patrons are allowed to eat food purchased from nearby restaurants inside Bloom. Tom Frenkel purchased the bar and the 1318 - 1320 18th Street mixed-use building in 1982. Since Frenkel took over management of Bloom, the noise generated from Bloom has increased. In 2017, Frenkel sold 2/3 of his interest to Barbi Tice, who now manages Bloom. Over the years, the number of TVs inside of Bloom's has increased to six. Under Ms. Tice's management, the bar has expanded the use of the concrete patio to serve drinks in the rear yard and added a large TV to the Deck's west property line wall. See **Exhibit 3** for a photograph of the TV from a Texas Street neighbor's rear yard. Many neighbors have complained regarding excessive noise. Those complaints have been consistently ignored prior to, during, and after the City allowed businesses to reopen from the mandated Covid closure. See letters submitted by the Appellants and neighbors in your packet. See also **Exhibit 4** for a copy of the block map showing location of Bloom, the Appellants and the neighbors, who opposed the Deck and the issued permit for the "wood platform" before this Board.

Since 2012, Bloom has been granted a Temporary Use Authorization ("TUA") to use the rear yard for a limited number of fund raising events and special functions. The last issued TUA, which expired on May 10, 2020, allowed Bloom to use the rear yard for a single 24-hour period per month for a "celebration or exhibition sponsored by a residential or business occupant(s)". See **Exhibit 5** for a copy of the expired Temporary Use Authorization. Bloom abused this TUA approval by expanding patron service into the rear yard. Given the history of loud noise from Bloom and Bloom's filing for and applying for a deck Permit six months after completion of the Deck, Tetlow asked our office to file a complaint with the Planning Department, which led to the Deck Permit suspension.

Since 2012, Bloom has applied annually for a TUA and Bloom has been consistently advised by the Department that approval of special celebration or exhibition events under Planning Code Section 205.3(a) and (b) *is not approval or establishment of a permanent "outdoor Activity Area"*. Nevertheless, Bloom has been using the rear yard for outdoor service for their patrons in violation of the Planning Code. When the neighbors complained, Bloom informed several neighbors that it has a permit to use the rear yard and the Deck when no such permission was approved by the Department. When the Deck was built, Bloom lied to several of the neighbors that the Deck was only temporary and would be removed once the City reopens Bloom's clear intent to use the Deck was included in Bloom's June 2021 Permit Application for the construction a "wood platform" in the rear yard.

#### **ISSUES RAISED AND ANALYSIS**

The issues raised in the Appeals related to construction of a Deck without a lawfully issued permit approved by the Department and DBI are:

1. **Bloom misrepresented the facts related to the Deck.**

Prior to October 18, 2020, Bloom consistently served patrons on the concrete patio in the rear yard in violation of the issued TUA. See Photograph of the concrete patio in the rear yard attached hereto as **Exhibit 6**. Bloom fraudulently applied for a permit to construct a new “wood platform” on June 11, 2021, months after the Deck that covers 100 % of the rear yard was completed in January 2021. The Deck, which is an upgrade to the concrete-patio, has been used continuously to serve Bloom's patrons ever since its completion, even though the issued permit specifically states that the deck “*not be used by patrons*”. See photographs of construction of the Deck taken between 2020 and 2021 attached hereto as **Exhibit 7**. Bloom began in October of 2020 before construction of the Deck to promote on its Facebook page the opening of a Parklet in front of the saloon and that the concrete patio in the rear yard would be open every Friday and Saturday night even though the expired TUA *did not allow the rear yard to be used by Bloom's patrons except for one 24 hour period per month for a “celebration or exhibition sponsored by a residential or commercial occupants”*. Links to Bloom’s Facebook pages and photographs promoting the use of the illegally constructed Deck are attached as **Exhibit 8**.

2. **Bloom intentionally misrepresented the use of the "proposed new deck" in the Application.**

Bloom stated in the June 11, 2021 application that the permit was in part for construction of a “*wood platform over an existing concrete patio*” in the backyard. Bloom intentionally misstated the use of the already constructed Deck to be a “wood platform” to DBI and the Department because Bloom had promoted the use of the Deck as an enhanced feature for patrons in its Facebook page since October 2020. See Exhibit 8. Furthermore, Bloom was fully aware of the limitations of the TUA. Since 2012, Bloom was informed by the Department that the

TUA does not establish an "Outdoor Activity Area" as defined in the Planning Code and the permit issued on June 11, 2021 specifically stated that the "wood platform" in the rear yard is not for patron use. Therefore, Bloom cannot claim ignorance of the law as they have been operating under the guidelines of annual TUA's for 7 years and the issued deck permit expressly states that the use of the deck is not for patron use. See **Exhibit 9** for a copy of the planning permit history from the Department's website attached hereto.

The on-line Building Permit summary for the proposed new deck (that had already been constructed and in use at the time of the application) states that the "wood platform" will be approximately 8-10 inches above the existing concrete patio slab. See **Exhibit 10** for a copy of the Deck Permit Details Report from DBI's on-line Permit Tracking website. However in fact, the completed Deck is essentially a room, enclosed on three sides, with a roof, and with a low wood "fence" along the rear property line constructed atop a high retaining wall that provides for an excellent view of the downtown skyline. See photographs in Exhibit 8.

3. **Violation of the Planning Code §§ 135, 136, 145.2, 202.2(a)(1)(A) and (B), and 711.**<sup>1</sup>

The permit history showed that the Planning Department has consistently insisted that the residential unit on the second floor remain as residential use. All the permits submitted between 1979 and present, whether approved or cancelled, explicitly and consistently prohibit Bloom from using the rear yard for service to patrons, except for those allowed activities approved by the TUAs until the approval period expires. See **Exhibit 11** for summary of the issued permits obtained from DBI on July 19, 2021, Permit numbers 7909674, 08202163, 08205164, and 02106112243. See also the TUA in Exhibit 5.

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<sup>1</sup> Unless otherwise specified, all section references are to the Planning Code.

A. Rear Yard and Usable Open Space (§§134 and 145):

The second floor residential unit was able to access the rear yard in 1979. DBI cancelled Permit Application No. 7909674 submitted in part to replace the stairs from the upper floor to the rear yard with a fire escape. None of the approved permits include in their scope of work “replacement of the stairs with a fire escape” shown in the photograph on page 2 of Exhibit 7. Yet the stairs were removed and the fire escape was installed in the early 1980’s. The subsequent removal of the stairs from the second floor resulted in expansion of indoor area of the bar and elimination of the required rear yard usable open space for the residential tenants residing in the second floor unit as required by the Planning Code.

The modified plans approved by the Board of Appeals (Appeal No. 82-099) for Permit Number 08205163 proposed installation of new doors on the rear exterior wall of the bar and new stairs with at least six risers leading down to the rear yard.<sup>2</sup> The plans show that the planner who reviewed those plans added and initialed a note stating “no dining or seating areas permitted” dated April 13, 1982. Planning Department conditioned its approval of permit application no. 08205163 that “no use of the outdoor area in the rear yard of the building is authorized by this permit. . . .”

Bloom's rear yard was raised from the natural grade and is retained by an approximately 8.6' high retaining wall with a wood fence on top.<sup>3</sup> A photograph of the retaining wall from the rear yard of the abutting neighbor in 2018 and a photograph of Bloom's rear yard retaining wall

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<sup>2</sup> Tetlow was unable to obtain the plans for Exhibit #08202163 from DBI and attached it as an exhibit to this letter.

<sup>3</sup> The retaining wall apparently was constructed in 1954 after the rear yard was already excavated prior to submission of the Permit Application number 164011 on April 2, 1954.



after construction of the illegal deck are attached hereto as **Exhibits 12** and **Exhibit 13**<sup>4</sup> respectively. These photographs clearly show that Bloom's raised rear yard disrupts the natural grade of the block's interior open space.

The Deck that was under construction in December, 2020 includes a roof structure to protect patrons from rain. See photograph in Exhibit 7. In essence, Bloom's June 11, 2021 application is nothing less than an attempt to incorporate and legalize the illegally constructed Deck as an expansion of the bar's business premises.

B. Outdoor Activity Areas In NC Districts (§145.2): Section 145.2 (a) provides that "an Outdoor Activity Area operated by a Commercial Use is permitted as a Principal Use if located outside a building and continuous to the front property line of the lot on which the Commercial use is located." However, §145.2(b) provides that if the location of an Outdoor Activity Area that does not comply with Section 145.2(a) above, such as in the rear yard, is permitted **only** with a Conditional Use Authorization with additional criteria to be considered by the Planning Commission. In this case, the Zoning Administrator found that no Conditional Use Authorization had been granted. Thus, the use of the rear yard and Deck violates §145.2(b). At the hearing, this Board will hear testimony of the frequent changes in residential tenancy above Bloom from neighbors. Although this Board has no jurisdiction over a Conditional Use Permit, and there is no Conditional Use approval for use of the rear year, Tetlow submits that this Board can use the criteria in §145.2(b)(1) through (3)<sup>5</sup> to determine if the use of the rear yard by Bloom

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<sup>4</sup> Photograph is from Exhibit 2 of Appellant Eric Rabinowitz's letter to this Board

<sup>5</sup> Section 145.2(b) states in pertinent part that "(b) An Outdoor Activity Area which does not comply with the provisions of Paragraph 1 of this subsection (b) is permitted as a Conditional Use.

In addition to the criteria of Section 303(c) of this Code, the Planning Commission shall find that:

(1) The nature of the activity operated in the Outdoor Activity Area is compatible with surrounding uses;

to serve alcoholic beverages to its patrons from 11:30 a.m. to 1:45 a.m. meets any of the criteria related to compatibility, preservation of privacy and/or the livability of the residents of the neighboring homes. Bloom's rear yard is one-story above the adjacent rear yards at their natural grade. The Deck with a roof further disrupts the interior open space of this block by adding a one-story volume above Bloom's rear yard grade. It would not be an abuse of this Board's discretion to issue an order modifying the approved permit that eliminates construction of the "wood platform", demolition of the illegally constructed Deck used, and prohibited patron service in the rear yard. The excessive noise from the bar and its rear yard until 1:45 a.m. seven days a week is incompatible on a block that is entirely residential except for Bloom and an adjacent a ground floor restaurant.

C. Location and Operating Conditions (§202.2(a)(1)(B)): One of the conditions governing the location and operation of Outdoor Activities Area in NC district provides "*[w]hen located within an enclosed space, the premises shall be adequately soundproof or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building. (Emphasis added.)*" See §202.2(a)(1). The noise emitted from Bloom is so loud that it interferes with the ability of Tetlow's daughter to listen to the subjects taught while attending online classes in the center of the first floor of the family home. Tetlow's professional colleagues have asked if she was working from a bar during zoom calls. Tetlow will also testify that even when the bar's back deck is not in use, the loud noise emitting from Bloom's through the open rear doors and windows have awoken both her and her daughter from

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(2) The operation and design of the Outdoor Activity Area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences

(3) The Hours of Operation of the activity operated in the Outdoor Activity Area are limited so that the activity does not disrupt the viability of surrounding uses.

a deep sleep before Bloom closes at 1:45 a.m. in the morning. Other neighbors will testify that they can hear the loud noise emitting from Bloom through their rear doors and windows whether the Deck is in use or not. Clearly, Bloom has not been properly sound-proofed and the bar chooses not to operate in a manner that would not disturb the neighbor's quiet enjoyment of their homes. When Bloom extended the bar to the rear property line with construction of the Deck, its only purpose was to increase their usable area for patrons by extending bar service into the entire rear yard. See Exhibits 7 and 8 for Photographs of the Deck. Therefore, evidence exists that the operation of Bloom has consistently violated provisions of the Planning Code as well as conditions of their approved permits.

#### **4. Violation of Building Code Sections**

Work exempted from the permit requirements of the San Francisco Building Code does not authorize any work done in violation of the provisions of the Building Code or any other law or ordinance of San Francisco. See Section 106.A.2. Bloom started construction of the Deck on or about December 2020 without a permit and continued patron service in the rear yard even before completion of the deck. See Exhibit 7 for photographs of the Deck under construction in December, 2020. Bloom also constructed the west property line wood wall and repaired the rear staircase for the neighboring residence without a building permit in an attempt to baffle noise from its patrons months prior to filing a permit application for the wood platform. See pages 2 to 6 of Exhibit 7. The parapets and/or fences along the east, north and west common property line are part of Bloom's business premise and not a rear yard property line fence; those walls and parapets should be of 1-hour fire-rated construction under the Building Code. Neither the wood railing nor the new walls along the rear or side property lines are of 1-hour fire-rated

construction. See the photographs on page 5 of Exhibit 8 showing the west wall where the TV is mounted on wood vertical siding attached to the adjacent neighbor's wall. More importantly, the Deck impedes the use of the fire escape that serves as a means of egress to the rear yard as a refuge, if necessary, for the residents residing in the unit above Bloom. See page 2 of photographs in Exhibit 7.

When Bloom uses the Deck in the rear yard to serve patrons, it increases the occupancy load of Bloom's premises. Bloom only has one means of egress, which limits the occupancy load to a maximum of 49 patrons. Permit Application 08202163 approved by DBI conditioned the approval to a maximum occupancy load of 49. See footnote 1 of summary of issued permits, Exhibit 11. The Deck does not have fixed tables and the occupancy load would be 7 square feet per person; thus, the additional capacity of the rear deck may increase the total occupancy load of Bloom to exceed the 49-person occupancy limit. See California Building Code Table 1004.5. If the use of the rear yard increases the total occupancy load to over 50, Bloom must provide two means of egress for the bar and rear yard. This Board should request the occupancy load and number of exits required from DBI if the rear deck can legally be used for service for Bloom's patrons with only one means of egress prior to the hearing on July 28, 2021.

Finally, the electrical wiring shown tacked to the floor and the roof beam of the Deck was installed without an electrical permit and appears to violate the City's Electrical Code. See photograph in Exhibit 7.

As of the date of this letter, DBI's record has no entry that Bloom has contacted DBI regarding the suspension notice. See **Exhibit 14** for a copy of Complaint Number 202179193 (the suspension notice from DBI's on-line "permit tracking and complaint" website.)

### CONCLUSION

The evidence presented to this Board by the Appellants along with the written material and documentation of the neighbors provides indisputable evidence that Bloom violated and continues to violate the Planning Code and Building Code provisions, as well as the conditions of the approved TUA that expired in May 20, 2021 and the issued permit on appeal before this Board. Bloom's use of the illegally constructed Deck in the rear yard as an extension of Bloom's bar to serve its patrons is expressly prohibited by the challenged permit. Nevertheless, Bloom chose to use the Deck for an expressly prohibited use both prior to and after receipt of the issued permit. Bloom's consistent total disregard of the law and refusal to address the significant adverse impact of its operations on their neighbors compel revocation of the issued permit and demolition of the Deck.

Based on the forgoing, it is clear that Bloom fraudulently applied for construction of a "wood platform" when the Deck had already been completed and was in use. Bloom acknowledges that the Deck was constructed illegally in violation of both the Planning and Building Codes by failing to appeal the Planning Department's suspension of the Deck Permit. Therefore, Tetlow urges this Board to order that the Deck Permit be modified to allow compliance with ADA requirements for Bloom's front door but order demolition of the illegally constructed rear deck and to return the rear yard to the pre-existing concrete patio as stated by Bloom to several of the neighbors.

**TABLE OF EXHIBITS**

- Exhibit 1 Permit Application No. 202106112243.
- Exhibit 2 Letter from Planning Department Requesting Suspension of the Deck Permit.
- Exhibit 3 Photograph of the TV in the Rear Yard from A Texas Street Neighbor
- Exhibit 4 Block Map Identifying Location of the Appellant and Tetlow's Properties.
- Exhibit 5 The Approved Temporary Use Authorization (TUA) To Use The Rear Yard Once A Month For One Year Expiring May 10, 2021.
- Exhibit 6 Photograph of the Concrete Patio in the Rear Yard
- Exhibit 7 Photographs of Construction of the Deck between December 2020 and January 2021
- Exhibit 8 Links to Bloom's Facebook Pages and Photographs Promoting the Use of the Illegally Constructed Deck
- Exhibit 9 The Planning Permit History From The Department's Web Site
- Exhibit 10 Deck Permit Details Report From the DBI's On-Line Permit Tracking Website
- Exhibit 11 Summary of the Issued Permits
- Exhibit 12 Photograph of the Retaining Wall from the Rear Yard of the Abutting Neighbor in 2018.
- Exhibit 13 Photograph of Bloom's Rear Yard Retaining After Construction of the Illegal Deck.
- Exhibit 14 Complaint Number 202179193

# **EXHIBIT 1**



OFFICIAL COPY



APPROVED Dept. of Building Inspection - San Francisco

JUN 14 2021

DCP FEE

APPROVED FOR ISSUANCE

BLDG. FORM 318

APPLICATION NUMBER 201-06112243

OSHA APPROVAL REQ'D

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

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

Table with fields: DATE FILED, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, (2A) ESTIMATED COST OF JOB, (2B) REVEALED COST, PERMIT NO., ISSUED, etc.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, (11) IS AUTO RUMWAY TO BE CONSTRUCTED OR ALTERED?, (12) ELECTRICAL WORK TO BE PERFORMED?, (13) PLUMBING WORK TO BE PERFORMED?, (14) GENERAL CONTRACTOR, (15) OWNER - LESSEE (CROSS OUT ONE), (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION

CONSTRUCT A WOOD PLATFORM OVER A EXISTING CONCRETE PATIO INSTALL AUTOMATIC DOOR OPENER AND ACTIVATION SWITCHES

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT, (19) DOES THIS ALTERATION CREATE DECK OR HOULZ EXTENSION TO BUILDING?, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA, (21) WILL SIDEWALK OVER SUN-SIDEWALK SPACE BE REPAIRED OR ALTERED?, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?, (23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN, (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?, (25) ARCHITECT OR ENGINEER (DESIGN OF CONSTRUCTION), (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

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 wall containing more than 750 volts. Permits issued by San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval. ANY ESTIMATION REQUIRED HEREON OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE ENGLING OR FRONT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10), (11), (12), (13), (22) OR (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In drawings, or inspection materials must have a clearance of not less than two inches from all electrical wires or equipment.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold 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 release the liability of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. (If however item (V) is checked, item (IV) cannot 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 contract or self-insurance for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
(2) I have and will maintain worker's compensation insurance, as required by Section 3700 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: SCOTTSDALE ENS CO. C.P.S. 2168413
(3) If the cost of the work to be done is \$100 or less.
(4) I certify that in the performance of the work for which this permit is issued, I shall not employ any person for any contract or as a business 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 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
(5) 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 contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Fiscal Bureau.

CHECK APPROPRIATE BOX OWNER LESSEE 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 DEMANDS THEREOF WILL BE COMPLIED WITH.

OFFICE COPY

Signature of Applicant or Agent: Thomas Frenkel, Date: 6/11/21

OFFICIAL COPY

DATE PRINTED: 00

CONDITIONS AND STIPULATIONS

REFER TO: DEPARTMENT OF BUILDING INSPECTION FOR OFFICE USE ONLY

APPROVED:

David Jones, DBI JUN 11 2021

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE:

REASON:

NOTIFIED MR.

APPROVED: ABE compliance at Pub. Construct wood platform in back yard. Not for use by Patrons.

DEPARTMENT OF CITY PLANNING Dept. Moses Corretto 6.11.21

DATE:

REASON:

NOTIFIED MR.

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

BUREAU OF ENGINEERING

Not done 6/11/21

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

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



London N. Breed, Mayor  
Patrick O'Riordan, Interim Director

## PROPERTY OWNER'S PACKAGE

### Disclosures & Forms for Owner-Builders Applying for Construction Permits

#### IMPORTANT! NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 1318 18<sup>th</sup> ST. SF, CA. 94107

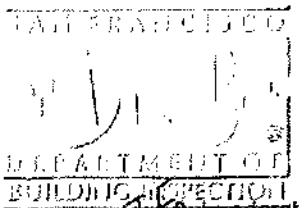
We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

#### OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

*DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.*

- AY 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- AY 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- AY 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- AY 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- AY 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- AY 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- AY 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

OFFICIAL COPY



FOR OFFICIAL USE ONLY

IV 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

IV 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

IV 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address:

1318 18th St SE, CA 94107

IV 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

IV 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Signature of property owner: [Signature] Date: 6-10-21

THOMAS FROEDEL MANAGING MEMBER BULLDOG PROMAT LLC

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

**AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF**

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project:

Scope of Construction Project (or Description of Work): Platform & handrail

Project Location or Address: 1318 18th St SE CA 94107

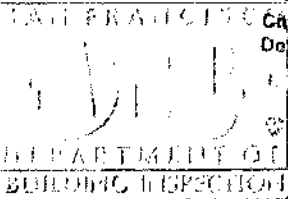
Name of Authorized Agent: Gerard. Doherty/Barbi Tighe No. 415-3021525

Address of Authorized Agent: 1167 Madawana St Corte Madura 94925

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Property Owner's Signature: [Signature] Date: 6-10-21

OFFICIAL COPY



City and County of San Francisco  
Department of Building Inspection



London N. Breed, Mayor  
Tom C. Hui, S.E., C.B.O., Director

### PERMIT APPLICANT AND AUTHORIZED AGENT DISCLOSURE AND CERTIFICATION

FOR OFFICE USE ONLY Date: 6/14/21

New

Amended

Permit Application No. \_\_\_\_\_

Job Address: 1318 18th St

This form must be completed in its entirety in connection with an application for a building permit (Forms 1/2, 3/8, 4/7, 6 and 8). This form must be amended for all new information or change in information for duration of project. Please be advised that the Department does not regulate permit expeditors/consultants or afford them preferential treatment.

#### A. Permit Applicant Information

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any from related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documented connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am

Check box(es):

- The owner (B)
- The lessee (C)
- The authorized agent. Check entity(ies):
  - Architect (D)
  - Engineer (D)
  - Contractor (E)
  - Attorney (F)
  - Permit Consultant/Expediter (G)
  - Other

Print Applicant Name: Barbi TICE (H)  
Sign Name: [Signature]

B. Name \_\_\_\_\_

Architect  Engineer

Phone No. \_\_\_\_\_

Firm Name \_\_\_\_\_

License # \_\_\_\_\_

Expiration Date \_\_\_\_\_

Firm Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

#### F. General Contractor Information

Note: Complete separate licensed contractor's statement also.

Name \_\_\_\_\_

Phone \_\_\_\_\_

Firm Name \_\_\_\_\_

License # \_\_\_\_\_

Expiration Date \_\_\_\_\_

Firm Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

- Contractor not yet selected. If this box is checked; submit an amended form when known.
- Owner-Builder. If this box is checked, submit Owner-Builder Declaration Form.

#### B. Owner Information

Name: Thomas Frenkel

Phone: 415-225-2272

Address: 1318 18th St

City: San Francisco

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

#### C. Lessee Information

Name \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

#### D. Architect/Engineer Information

- None
- List of all Architect(s)/Engineer(s) on project:

A. Name \_\_\_\_\_

Architect  Engineer

Phone No. \_\_\_\_\_

Firm Name \_\_\_\_\_

License # \_\_\_\_\_

Expiration Date \_\_\_\_\_

Firm Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

#### F. Attorney Information

Name \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

#### G. Permit Consultant/Expediter/Authorized Agent/Others

Name \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

Please describe your relationship with the owner.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# **EXHIBIT 2**



## SUSPENSION REQUEST

June 24, 2021

Patrick O'Riordan  
Interim Director  
Department of Building Inspection  
49 South Van Ness Avenue, Suite 500  
San Francisco, CA 94103

**Building Permit No.:** 202106112243  
**Property Address:** 1318 18<sup>th</sup> Street  
**Block and Lot:** 4002/013B  
**Zoning District:** NC-2 (Neighborhood Commercial, Small Scale)  
**Staff Contact:** Moses Corrette – (628) 652-7356, [moses.corrette@sfgov.org](mailto:moses.corrette@sfgov.org)

Dear Patrick O'Riordan,

This letter is to request that the Department of Building Inspection (DBI) suspend **Building Permit (BP) No. 202106112243** for the property at 1318 18<sup>th</sup> Street.

The subject permit was approved by Planning and DBI on June 11, 2021 and issued by DBI on June 14, 2021. The scope of work includes compliance with DBI's Accessible Building Entrance program and construction of a platform in the rear yard. However, it has come to our attention that 1) the rear deck structure was constructed prior to the permit, 2) the rear deck area also includes a roof, and 3) the rear deck area is being used by customers of the commercial tenant (dba Bloom's Bar).

Construction of the extent that is present would require public notice per Planning Code Section 311, and the use of the rear area by customers constitutes an Outdoor Activity Area that would require a building permit and may also require a Conditional Use Authorization from the Planning Commission. While some amount of outdoor activity may be authorized under the City's Shared Spaces program, there is no Shared Spaces Permit issued for this property. Therefore, the Planning Department respectfully requests that DBI suspend **BP No. 202106112243** to allow the property owner to file the appropriate applications and undergo the required Planning Department review.

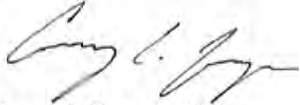


Patrick O'Riordan, Interim Director  
Department of Building Inspection  
49 South Van Ness Avenue, Suite 500  
San Francisco, CA 94103

Suspension Request  
1318 18<sup>th</sup> Street  
June 24, 2021

**APPEAL:** Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit [www.sfgov.org/bdappeal](http://www.sfgov.org/bdappeal).

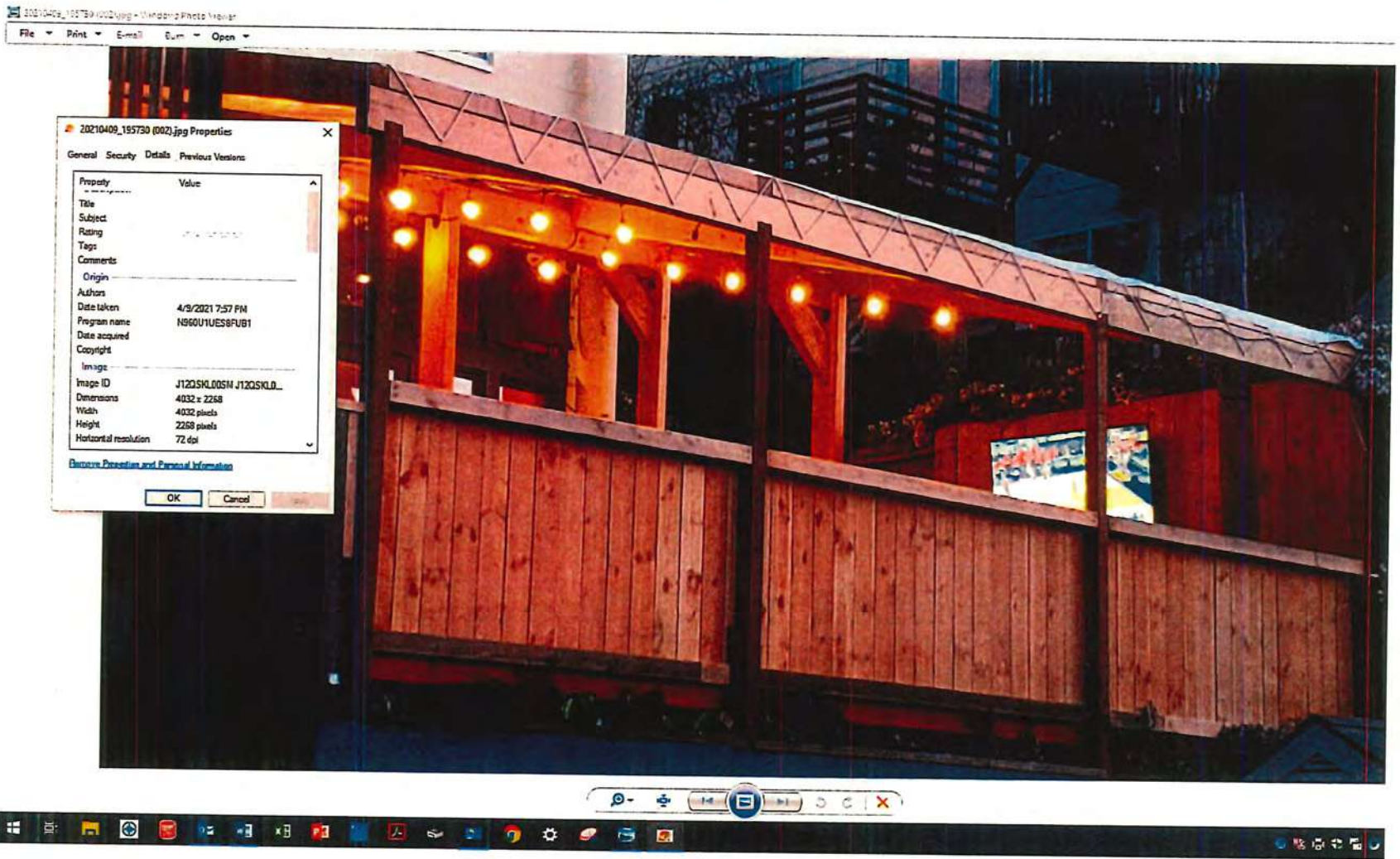
Sincerely,



Corey A. Teague, AICP  
Zoning Administrator

CC: BULLDOG PROPERTY LLC 793 BEECHWOOD DR DALY CITY, CA 94015 (Property Owner)  
Joseph Duffy, Acting Chief Building Inspector, [joseph.duffy@sfgov.org](mailto:joseph.duffy@sfgov.org)  
Dario Jones, Acting Code Enforcement Manager, Planning Department  
Moses Corrette, Planning Department

# **EXHIBIT 3**



20210409\_195730 (002).jpg Properties

General Security Details Previous Versions

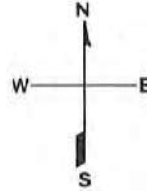
Property	Value
Title	
Subject	
Rating	
Tags	
Comments	
Origin	
Authors	
Date taken	4/9/2021 7:57 PM
Program name	N960U1UES8FUB1
Date acquired	
Copyright	
Image	
Image ID	J12QSKL00SH J12QSKL0...
Dimensions	4032 x 2268
Width	4032 pixels
Height	2268 pixels
Horizontal resolution	72 dpi

[Remove Presentation and Parental Information](#)

OK Cancel

# **EXHIBIT 4**

lot17 into lots41&42 for 2014 roll  
Lot 17A into lots 43 & 44 for 2016 roll



4002

NEW POTRERO BLK. 269

REVISED '82  
Revised 2014  
REVISED 2016

MARIPOSA

NEIGH BORS  
BLOOM

MISSOURI

TEXAS

				1201
201	100	29,883	70,167	200
26	25	26	1	25
25	24	2	100	27
24	23	3		25
23	22	4		25
22	21	5		25
21	20	6		25
20	19	7		25
19	18	8		25
18	2016 43/44 17A	9		25
17	2014 41&42 17	10		25
16	16C	11	100	25
15	16B	12	50	25
14	16A	13	50	25
13	13B	13A	50	25
12	15	12	50	25
11	14	13	50	25
10	100	1300		

18TH

# **EXHIBIT 5**



# San Francisco Planning

PLANNING APPLICATION RECORD NUMBER  
2019-000717 GEN

## TEMPORARY USE AUTHORIZATION (TUA)

### APPLICATION

#### Property Information

Project Address: 1318 18<sup>th</sup> Street  
Block/Lot(s): 4002/013B

#### Property Owner's Information

Name: Bulldog properties  
Address: 793 Birchwood Dr. Email Address: tomfrenke@gmail.com  
Daly City CA 94015 Telephone: 415-640-7810

#### Applicant Information

Same as above

Name: Barbara So E Tice  
Company/Organization: Blooms Bar  
Address: 1318 18<sup>th</sup> St Email Address: ASHKATICE@sbcglobal.net  
Telephone: 415-225-2272

**Please Select Billing Contact:**  Owner  Applicant  Other (see below for details)  
Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**Please Select Primary Project Contact:**  Owner  Applicant  Billing



**USE DESCRIPTION**

Name of Temporary Business or Event:

[Empty box]

Description of Temporary Use:

Back yard of Business

Name of primary contact/responsible party during business hours:

Mobile telephone number:

Barbara Jo E Tice

415 - 225 - 2272

Duration of Temporary Use/Window of Authorization:

Start date:

End date:

Total # of days:

\* Dates are inclusive (e.g. they are valid days of operation within the use's time limit); total number of days may not exceed maximum time limits identified in Section 4 below.

5/10/19

5/10/20

12 days.

Frequency of Temporary Use within window of authorization (e.g. every day, weekly, monthly, etc):

12 x a year.

## TEMPORARY USE CATEGORY

Check the box for the temporary use category into which the proposed use would fall. Please note that this summary table in no way supersedes Planning Code Section 205 et. seq. or Section 211.1(g) which provide greater detail on allowable uses and conditions of operation. If the proposed use does not conform to one of the following categories it cannot be approved as a Temporary Use.

	USE TYPE	MAXIMUM TIME LIMIT	ZONING DISTRICT	CODE SECTION
<input type="checkbox"/>	A neighborhood festival sponsored by residents in the vicinity	60 days	all	205.1(a)
<input type="checkbox"/>	B neighborhood festival sponsored by property owners or businesses in the vicinity	60 days	NC, Mixed Use, PDR, C, M	205.1(a)
<input type="checkbox"/>	C booth for charitable, patriotic or welfare purposes	60 days	all	205.1(b)
<input type="checkbox"/>	D open air sale of seasonal decorations such as Christmas trees or Halloween pumpkins.	60 days	all	205.1(c)
<input type="checkbox"/>	E outdoor "intermittent activities" such as mobile food facilities (a.k.a. street food) or farmers markets	3 days/week or 6 twelve-hour days/week for 1 year	all except RH, RM, RED, RTO	205.4
<input type="checkbox"/>	F mobile food facilities located in P Districts larger than one acre	1 year, no hourly/daily limit	P	205.4(b)(3)
<input type="checkbox"/>	G rental or sales office incidental to a new residential development	1 year	all	205.2(b)
<input type="checkbox"/>	H automobile wrecking	2 years	M-1, M-2	205.2(c)
<input type="checkbox"/>	I structures and uses incidental to construction activities	2 years	all	205.2(a)
<input checked="" type="checkbox"/>	J celebration or exhibition sponsored by a residential or commercial occupant(s)	single 24-hour event per month for 1 year	PDR, C, M, NC, Mixed Use Districts	205.3(a) & (b)
<input type="checkbox"/>	K wireless facility	1 year	all where WTS permitted	205.2(d)
<input type="checkbox"/>	L temporary uses on Public Property	3 years	P	211.1(g)
<input type="checkbox"/>	M "pop-up" retail	60 days	all; limited in R-districts; must be within a legally established Commercial Use	205.1(d)

## CHRISTMAS TREE SALES

Complete this Section **only** if you have checked box "D" in Section 4, above, and the proposed Temporary Use involves the sale of Christmas trees. Any approval of such a Temporary Use Authorization is contingent on the applicant stipulating to the following statement:

I do  / do not  (check only one) intend to sell to "regulated occupancies." A regulated occupancy is defined in Section 15.01 of the San Francisco Fire Code as any occupancy set forth in Subchapter 1, Chapter 1, Title 19 of the California Administrative Code, and shall include any building, structure, or tent, or portion thereof, used, designed, or intended for use as a retail store and any area accessible to the public in any hotel, apartment, or office building. For a more complete explanation, please consult the Bureau of Fire Prevention of the San Francisco Fire Department.

In accepting this Temporary Use Authorization, I certify that I am familiar with the laws, ordinances, and regulations of the City and County of San Francisco related to open air sales of Christmas trees and that the sale of Christmas trees on the premises identified on this application will be done in compliance with such laws, ordinances, and regulations. I further certify that I agree to comply with special procedures called for in Fire Department regulations.

I agree to indemnify the City and County of San Francisco, and its officers and employees, against and to hold the City and County of San Francisco, and its officers and employees, harmless from any and all loss of or damage to any property, and injury to or death of any person whomsoever, proximately caused in whole or in part by my failure to carry out the responsibilities provided under Article 15 of Part II, Chapter IV (Fire Code) of the San Francisco Municipal Code for the operation or maintenance of open air sale of Christmas trees or live Christmas trees, or by violation of any provision of said Article 15 related to the sale or distribution of such trees, or by negligence of myself or any of my agents or employees, or by any acts or omissions for which I or my agents or employees are liable without fault, in the exercise of rights pursuant to or operations under said permit, and I further agree to defend the City and County of San Francisco and its officers and employees against all claims, demands, and actions therefor.

For Department Use Only

Fee amount: \$505 -  
 Amount paid: \$505 -  
 Date paid: 5/10/2019  
 Receipt Number: 004644

Check and complete:

Application received by Planning Department and held for further review.

By: \_\_\_\_\_ Date: \_\_\_\_\_

Application approved pursuant to Planning Code Section 205.3(A)(B) for the period beginning on 5/10/2019 and ending on 5/10/2020, inclusive, and further limited within this period as described below:

<input type="checkbox"/>	no additional limit
<input checked="" type="checkbox"/>	single 24-hour event per month
<input type="checkbox"/>	3 calendar days each week
	circle a maximum of 3 designated days: M T W Th F Sa Su
<input type="checkbox"/>	6 calendar days each week for a maximum of 12 hours per day
	circle a maximum of 6 designated days: M T W Th F Sa Su
	list maximum daily hours: _____
<input type="checkbox"/>	pop-up events may not serve alcohol or operate past 10pm. No more than one (1) pop-up retail TUA shall be issued within a 6-month period.

This approval is for the specific proposal described in this Application and is further subject to the restrictions contained in the aforementioned Code Section and elsewhere in the Planning Code.

Signature: Eg White on behalf of the Zoning Administrator

Printed Name: Elizabeth White Date: 5/10/2019

Important Information for Applicants and Proprietors

- This document, along with the notations and signatures above, is your Temporary Use Authorization. No subsequent document will be issued by the Planning Department.
- It is incumbent on you to familiarize yourself with the conditions of this Authorization and with all applicable Code provisions and to abide by them at all times. Failure to do so shall be grounds for the immediate suspension or revocation of this Authorization.
- If the Authorization relates to a Mobile Food Facility, be reminded that you are authorized to operate only at the specific location identified in Part 6(G) and only for the days and/or hours identified above. The Mobile Food Facility cannot be on the property at any other time.
- This Temporary Use Authorization is a land-use and zoning approval only. It does not establish any right to conduct activities that require authorization from other City Departments such as the Entertainment Commission, Health, Police, etc.
- If you have any questions about this Authorization, contact the Planning Information Center at (415) 558-6377.

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Barbara Jo E Tice  
Signature Date 5-10-19

Barbara Jo E Tice  
Name (Printed)

Bus. owner  
Relationship to Project  
(i.e. Owner, Architect, etc.)

415-225-2272  
Phone

Ashkatic@sbeglobal.net  
Email

**For Department Use Only**  
Application received by Planning Department:

By: Cey White

Date: 5/10/2019

**INTERMITTENT ACTIVITIES**

Complete this Section **only** if you have checked box "E" or box "F" in Section 4 and the proposed Temporary Use would be considered an Intermittent Activity such as a mobile food facility. If you have checked box "E" in Section 4, all parts of this Section must be answered. If you have checked box "F" in Section 4, you need only complete parts "A" and "G."

Check only one box for each question. For the purposes of this Section, the activity's "vending space" is the entire area within a single rectangular perimeter that encompasses all carts, vehicles, tables, chairs, and other equipment associated with the activity which is the subject of this application. Because of the technical nature of portions of this Section, Planning Department Staff will be available to assist you in completing it at the time of submittal.

<b>A. The activity will be located:</b>	
<input type="checkbox"/>	within a building, in whole or part
<input type="checkbox"/>	entirely outside of a building
<b>B. Nothing associated with the activity will be physically located on the property for longer than:</b>	
<input type="checkbox"/>	3 calendar days each week
<input type="checkbox"/>	6 calendar days each week for a maximum of 12 hours per day
<b>C. Business hours will be limited to the hours of operation applicable to the property's Zoning District, which are:</b>	
<input type="checkbox"/>	6 a.m. to 11 p.m.
<input type="checkbox"/>	6 a.m. to midnight
<input type="checkbox"/>	6 a.m. to 2 a.m.
<input type="checkbox"/>	not limited
<b>D. The activity's vending space, as defined above, contains:</b>	
<input type="checkbox"/>	300 square feet or less
<input type="checkbox"/>	more than 300 square feet
<b>E. The activity's vending space, as defined above, is separated from the nearest RH, RM, RED, or RTO District by:</b>	
<input type="checkbox"/>	50 feet or less
<input type="checkbox"/>	more than 50 feet
<b>F. To the best of your knowledge, the premises identified on this application:</b>	
<input type="checkbox"/>	does not contain any other Intermittent use
<input type="checkbox"/>	contains one or more additional Intermittent uses

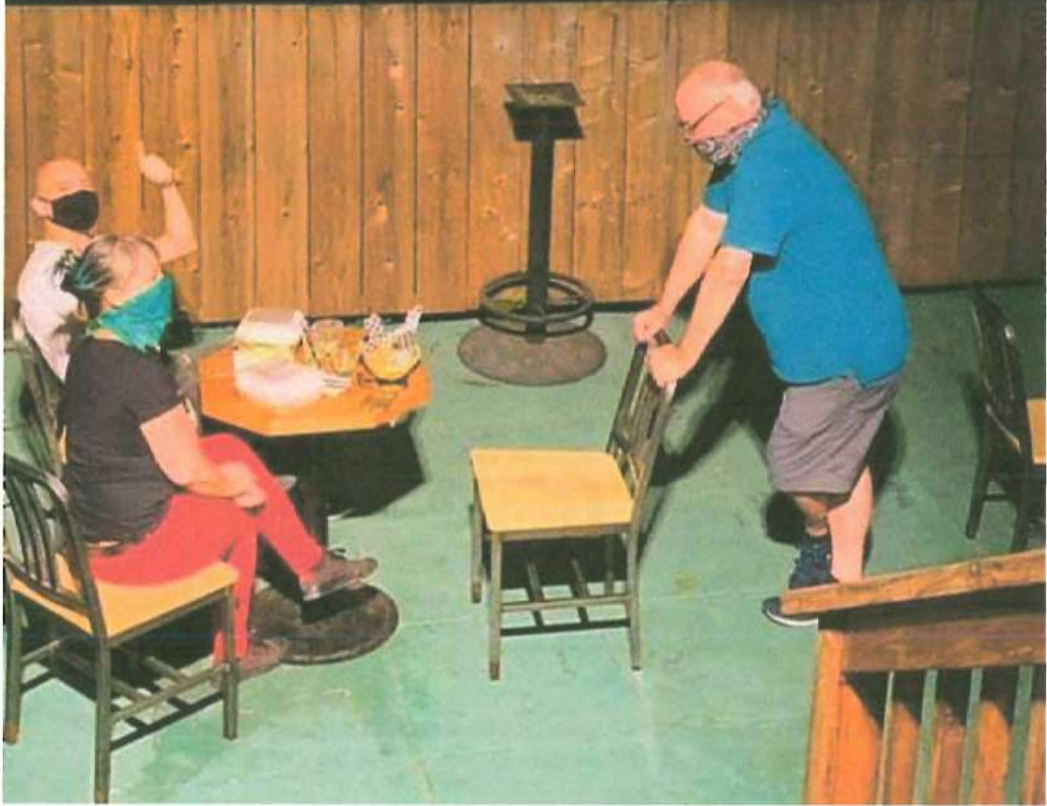
**G. In the space below, draw a site plan of the property which is the subject of this application. Please clearly indicate the size and location of the vending space in relation to all property lines, along with adjacent streets and any buildings or other notable features on the property. Include dimensions where appropriate. You may also attach drawings to this application in lieu of drawing them in this space. Please limit the size of your drawings to a maximum of 11" by 17".**

**INTERMITTENT ACTIVITIES**

While this Section only has relevance for certain types of Temporary Uses, **it must be completed by all applicants.** Any approval of a Temporary Use Authorization involving food-related activities is contingent on the applicant stipulating to the following statement:

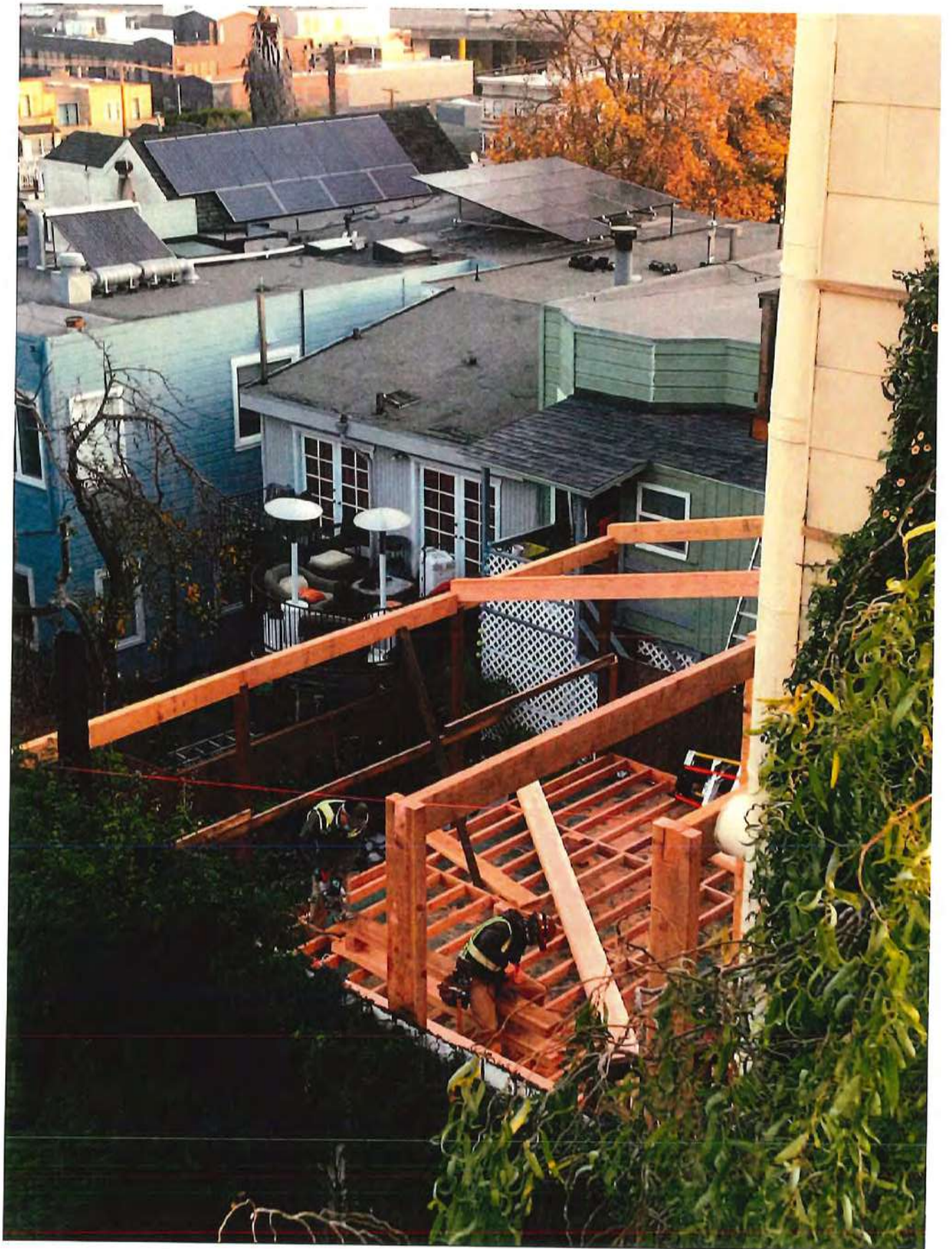
I do  do not  (check only one) intend to prepare, cook, store or sell food products. If the "I do" box has been checked, I acknowledge that I am required to obtain a permit from the Department of Public Health and potentially other City Agencies prior to commencing any operations. Additionally, I certify that I am familiar with the laws, ordinances, and regulations of the City and County of San Francisco and the California Retail Food Code (CalCode) that relate to the preparation, cooking, storage, safe handling, and sale of food. Any preparation, cooking, storage, handling, or sale of food on the premises identified on this Application will be done in compliance with such laws, ordinances, and regulations and with the CalCode.

# **EXHIBIT 6**

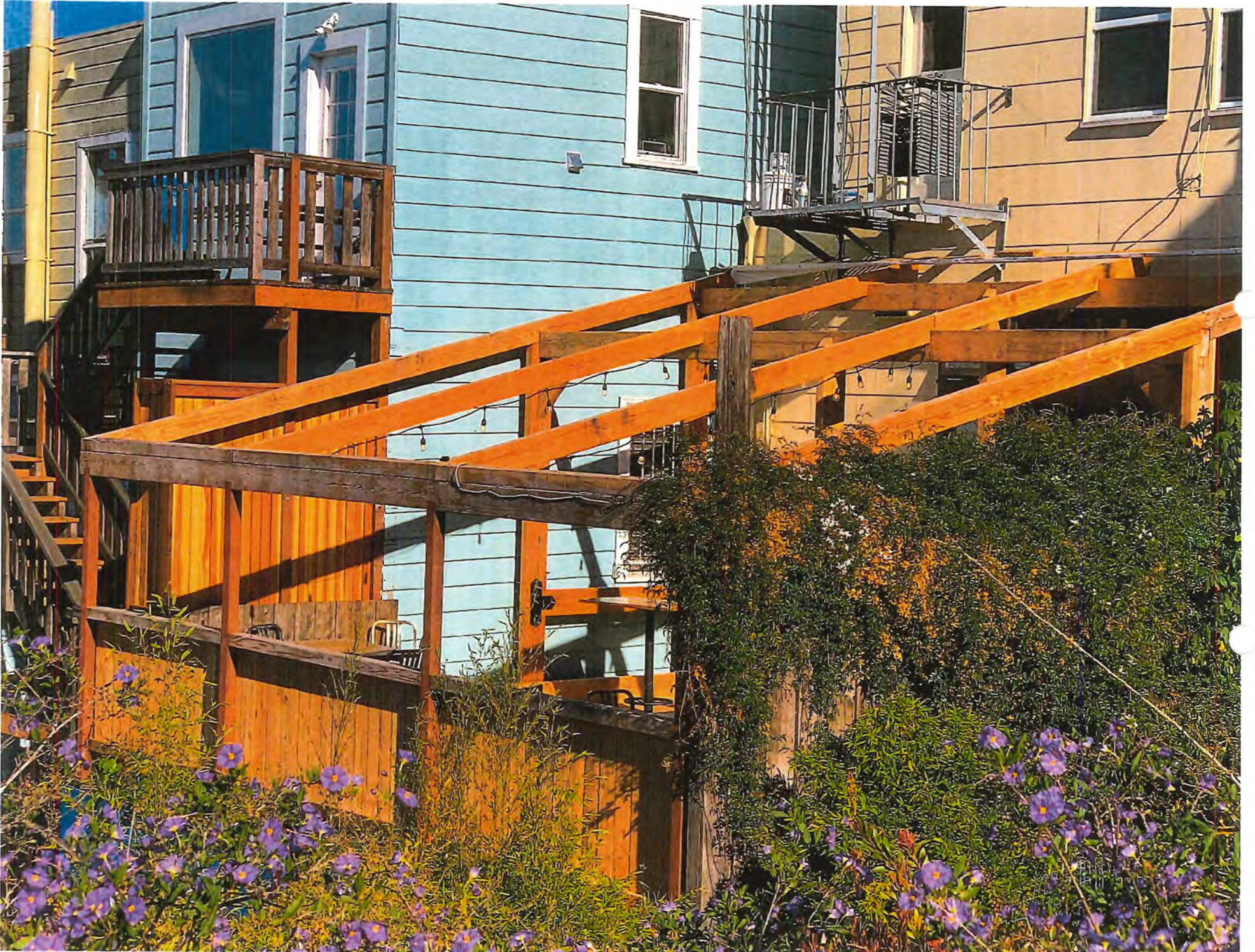




# **EXHIBIT 7**







PAGE 3

















PAGE 6

# **EXHIBIT 8**



- Posted 5/22: <https://d.pr/i/YUhlv>  
(<https://www.facebook.com/bloomssaloon/photos/pcb.5657535637621526/5657533377621752/>)
- Posted 5/20: <https://d.pr/i/Tgv2Sw>  
(<https://www.facebook.com/bloomssaloon/photos/a.608584612516679/5651996034842153/>)
- Posted 3/7: <https://d.pr/i/y8OARF>  
(<https://www.facebook.com/bloomssaloon/photos/a.608584612516679/5278087785566315/>)
- Posted 2/21: <https://d.pr/i/6juJID>  
(<https://www.facebook.com/bloomssaloon/photos/a.608584612516679/5202184156490012/>)
- Posted 2/4: <https://d.pr/i/BGyMdc>  
(<https://www.facebook.com/bloomssaloon/photos/a.608584612516679/5133848413323587/>)
- Posted 2/4: <https://d.pr/i/COh4a6>  
(<https://www.facebook.com/bloomssaloon/photos/a.608584612516679/5133848403323588/>)
- Posted 1/29: <https://d.pr/i/x1ahhl>  
(<https://www.facebook.com/bloomssaloon/photos/a.608584612516679/5106951269346635/>)
- Not as relevant, but here are a few from back in October (before the new deck was built), promoting the opening of the back patio every Friday and Saturday night + the opening of the parklet out front: <https://d.pr/i/dLLdkp>, <https://d.pr/i/qaM3DF>, <https://d.pr/i/7vwtaj>

VIDEOS

See All



Santa Mac!!

5

82 Views · 2 years ago

Page Transparency

See All

Facebook is showing information to help you better understand the purpose of a Page. See actions taken by the people who manage and post content.

Page created - April 7, 2010

Related Pages

- Ha-Ra Club Dive Bar Like
- Mission Hill Saloon Dive Bar Like
- DaFlora Italian Restaurant Like

PAGE 2

Add Your Business to Facebook

Showcase your work, create ads and connect with customers or supporters

Send Message

Like

Search icon

More options icon

Like · Reply · 33w

Blooms Saloon October 18, 2020 ·

We're open. Missed you fools. Back patio open until 10 Friday and Saturday. Bring your mask.



28

2 Shares

Like

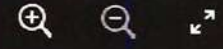
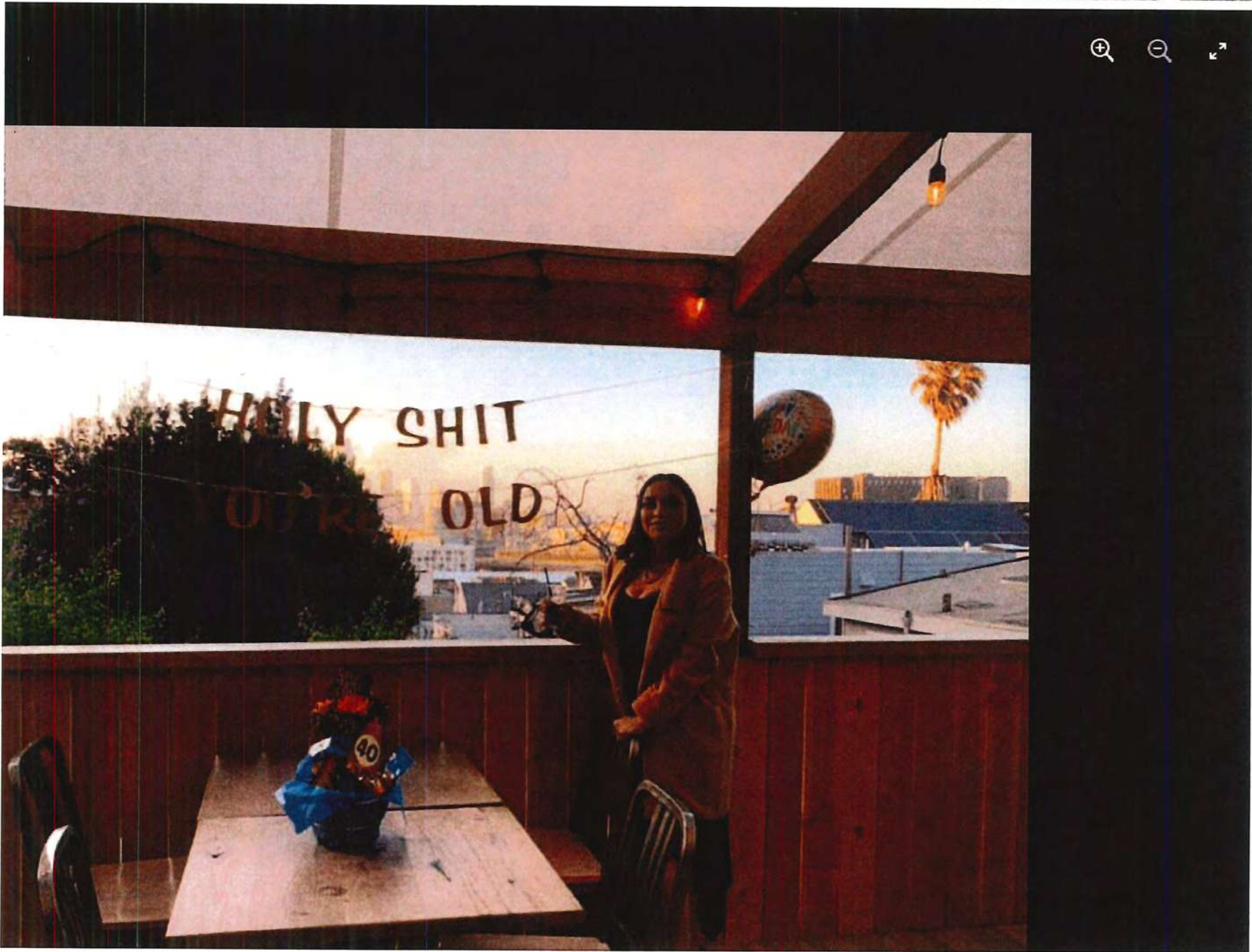
Comment

Share



Email or Phone

Password



1



PAGE 3



Nate's 38 and wise. Happy birthday, Nate!



PAGE 4





March 7 · 🌐

Good to see the flight crew again, with a little extra luggage! Congrats, Cara and Bobby!



PAGES





PHOTO





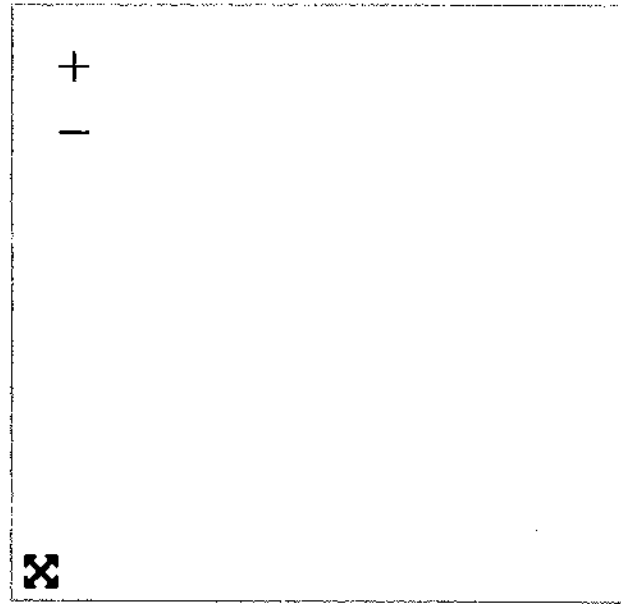
PLATE 7



# **EXHIBIT 9**



1318 18TH ST



## Planning Applications

Permits are required in San Francisco to operate a business or to perform construction activity. The Planning Department reviews most applications for these permits to ensure that the projects comply with the Planning Code [↗](#). The 'Project' is the activity being proposed. For a glossary of terms, visit Planning Code section 102, or the Help section of this site.

Report for: **1318 18TH ST**



### 2021-005912PRL Project Light (PRL) 1318 18TH ST

**Opened:** 6/11/2021 **Status:** Closed 6/11/2021  
**Assigned Planner:** Moses Corrette: [moses.corrette@sfgov.org](mailto:moses.corrette@sfgov.org) / 628-652-7356

ABE compliance at front; construct wood platform in back yard. Not for use of patrons.

**Address:** 1318 18TH ST 94107

**Further Info:**

- Related Documents
- Project Features
- Accela Citizen Access [↗](#)

**Related Records:**

202106112243 [↗](#)

⌵ HIDE DETAILS

### 2019-006717GEN Generic (GEN) 1318 - 18th Street

**Opened:** 5/13/2019 **Status:** Closed - Approved  
5/14/2019  
**Assigned Planner:** Elizabeth White: [elizabeth.white@sfgov.org](mailto:elizabeth.white@sfgov.org) / 628-652-7557

TUA for backyard of business

**Address:** 1318 18TH ST 94107

**Further Info:**

- Related Documents
- Accela Citizen Access [↗](#)

**Related Records:** None

⌵ HIDE DETAILS

### 2018-006955GEN Generic (GEN) 1318-1320 18th St - Fund Raiser, Holiday, Anniversary Parties

Opened: 5/10/2018

Status: Closed - Approved

5/10/2018

Assigned Planner: Michelle Langlie: michelle.langlie@sfgov.org / 628-652-7410

TUA for parties for fundraisers and special events.

Address: 1318 18TH ST 94107

Further Info:

Related Records: None

Related Documents

Accela Citizen Access [↗](#)

▼ HIDE DETAILS

### 2017-006305GEN Generic (GEN) Fundraiser + Holiday + Anniversary Parties

Opened: 5/19/2017

Status: Closed - Approved

5/30/2017

Assigned Planner: Edgar Oropeza: edgar.oropeza@sfgov.org / 628-652-7368

TUA - parties for fundraisers + special events

Address: 1318 18TH ST 94107

Further Info:

Related Records: None

Related Documents

Accela Citizen Access [↗](#)

▼ HIDE DETAILS

### 2016-006846GEN Generic (GEN) 1318-1320 18th Street - Fundraiser + Holiday & Anniversary Parties

Opened: 5/24/2016

Status: Closed - Approved

5/24/2016

Assigned Planner: ATAEB: pic@sfgov.org / 628.652.7300

TUA - Parties for fundraisers and special events

Address: 1318 18TH ST 94107

Further Info:

Related Records: None

Related Documents

Accela Citizen Access [↗](#)

▼ HIDE DETAILS

### 2015-006525GEN Generic (GEN) 1318 18th Street

Opened: 5/26/2015

Status: Closed - Approved

12/31/2015

Assigned Planner: IOMOKARO: pic@sfgov.org / 628.652.7300

July 4th + Anniversary Parties



Address: 1318 18TH ST 94107

**Further Info:** **Related Records: None**

Related Documents

Accela Citizen Access [↗](#)

▼ HIDE DETAILS

### **MB1400727 Generic (GEN) ANNIVERSARY & FUNDRAISING**

**Opened:** 5/6/2014  
5/7/2014

**Status:** Closed - Approved

**Assigned Planner:** ISO: pic@sfgov.org / 628.652.7300

Fundraising for Starr King Grade School and anniversary party. -

Application approved pursuant to Planning Code Section 205.3(a)(b) for the period beginning on 5/6/14 and ending on 5/5/2015.

**Address:** 1318 18TH ST, SAN FRANCISCO, CA 94107

**Further Info:**

**Related Records: None**

Related Documents

Accela Citizen Access [↗](#)

▼ HIDE DETAILS

### **MB1301059 Generic (GEN) JULY 4TH PARTY ANNIVERSARY**

**Opened:** 6/6/2013  
6/20/2013

**Status:** Closed - Approved

**Assigned Planner:** Edgar Oropeza: edgar.oropeza@sfgov.org / 628-652-7368

Use of backyard for party. - Application approved pursuant to Planning Code Section 205.3(a)(b) for the period beginning on 6/6/13 and ending on 6/6/14.

**Address:** 1318 18TH ST, SAN FRANCISCO, CA 94107

**Further Info:**

**Related Records: None**

Related Documents

Accela Citizen Access [↗](#)

▼ HIDE DETAILS

### **MB1201255 Generic (GEN) BLOOMS SALOON**

**Opened:** 6/14/2012  
7/3/2013

**Status:** Closed - Approved

**Assigned Planner:** Edgar Oropeza: edgar.oropeza@sfgov.org / 628-652-7368

recommend to approve per planning code section 205.3 (a) & (b).

Please note that this approval does not establish an "Outdoor Activity

area as defined per planning code section 150.10. - per planning code section 205.3 (a)(b), Within the Neighborhood Commercial District, a temporary use may be authorized for a period not to exceed 24 hours per event once a month for up to 12 events per year per premises for any of the following uses:

**Address:** 1318 18TH ST, #REAR YARD, SAN FRANCISCO, CA 94107

**Further Info:**

**Related Records:** None

Related Documents

Accela Citizen Access [↗](#)

▼ HIDE DETAILS

## Permitted Short Term Rentals

This section does not include pending or denied applications. Eligible applicants at qualifying properties may host short-term rentals while an application is pending.

None



# **EXHIBIT 10**

# Welcome to our Permit / Complaint Tracking System!

## Permit Details Report

**Report Date:** 7/5/2021 12:46:19 PM  
**Application Number:** 202106112243  
**Form Number:** 8  
**Address(es):** 4002 /013B/0 1318 18TH ST  
**Description:** CONSTRUCT A WOOD PLATFORM OVER AN EXISTING CONCRETE PATIO, INSTALL AUTOMATIC DOOR OPENER AND ACTIVATION SWITCHES.  
**Cost:** \$21,000.00  
**Occupancy Code:** B-3  
**Building Use:** 05 - FOOD/BEVERAGE HNDLNG

### Disposition / Stage:

Action Date	Stage	Comments
6/11/2021	TRIAGE	
6/11/2021	FILING	
6/11/2021	FILED	
6/14/2021	APPROVED	
6/14/2021	ISSUED	
6/24/2021	SUSPEND	Per BOA Appeal 21-054
6/24/2021	SUSPEND	Per DCP letter dated 6/24/21. Contact/Corey Teague
6/29/2021	SUSPEND	Per BOA 21-057 and 21-058

### Contact Details:

### Contractor Details:

### Addenda Details:

#### Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	6/11/21	6/11/21			6/11/21	YU ZHANG REN	
2	CP-ZOC	6/11/21	6/11/21			6/11/21	CORRETTE MOSES	ABE compliance at front; construct wood platform in back yard. Not for use of patrons.
3	BLDG	6/11/21	6/11/21			6/11/21	JONES DAVID	Approved OTC a P/A for the construction of a wood deck in the rear yard of an existing structure approximately 8-10 inches above the existing concrete patio slab, DMJ 06/11/2021;
4	CPB	6/14/21	6/14/21			6/14/21	SAPHONIA COLLINS	

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 Slots
------------------	-------------------	------------------	------------------	-------------	------------

### 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 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

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



# **EXHIBIT 11**

### SUMMARY OF PERMIT HISTORY

App. #	App. Date	Permit #	Date of Issuance	Scope of Work	Panning Approval
	5/29/1914	55980	6/4/1914	Construct a 16' high one story building with 1 10' high basement	No
17663	3/23/1936	19254	4/11/1936	Demolish existing building and construct a 2-story store/dwelling building	Yes
136671	4/19/1951	illegible		Install new glass block front	Yes
164011	4/2/54	147027	4/7/1954	<i>Install concrete retaining wall in accord with attached plans. Excavation done prior to this application</i>	<i>Yes, approval for Retaining wall only. Plans for Retaining wall un available.</i>
7909674	9-24-79	None	Cancelled June 22, 1981-80	Replace (e) door and window in rear wall with new sliding glass doors. Remove (e) partition wall at (e) kitchen. Replace (e) wood stair at rear with (n) steel fire escape.	Not approved by any department.
8002132	3/11/1980	None	Cancelled June 22, 1981	Change floor Plan & Upgrade Mechanical services. Fenestrate rear wall on both floors with new double insulate window system. Convert (e) 2nd floor dwelling to retain or office use.	<i>Yes. However, SFFD condition approval on "2nd floor to remain I occupancy (dwelling)" on June/10/1980</i>

08202163	11/20/82	490959	Disapproval by SFFD & DBI overruled by Board of Permit Appeals on June 2, 1982	Relocate bath rooms/install new walk-in-refer. New windows in north wall (exterior). Raise fur. platform. New finishes & sound proofing.	<i>Planning conditioned approval on no outdoor use. Board of Appeals overruled SFFD disapproved for exceeding occupancy limit of Appeal with condition. See foot note 1</i>
08202724	4/8/82	480619	4/15/1982	Demolition of non-Bearing interior partitions.	Yes, but no review of Planning Code
08205164	6/24/82	492782	8/18/82	Install Sprinkler system per Board of Permit Appeals decision 82-099	<i>Yes. Use at outside area in rear yard prohibited.</i>
200007175290	7/17/2000	916019	7/17/00	Roofing permit	No
202106112243	6/11/2021	1840108	6/14/2021	Construct a wood platform over an existing concrete patio. Install automatic door opener & activation switch.	<i>Yes. Planning approval note states "ABE compliance at front. Construct wood platform in back yard not for use by Patron.</i>

Footnote 1: Building Department approval subject to no more than 49 occupancy load. Planning approval with note "no use of the outdoor area in the rear yard of the building is authorized" and "the stairs shall be used only for emergency egress and services". Disapproved by SFFD for exceeding Occupancy load for F-2 occupancy. Disapproval appealed to Board of Permit Appeals.

RR20210719888

RECORD REQUEST RECEIPT

**Property Information**

Address: 1318 18TH ST

Block/Lot: 4002/013B

Building Occupancy: FS

New Construction Date: 1936

Other possible addresses for this location:

**Applicant Information**

First Name ALICE

Address 1 MARKET PLAZA SPEAR TOWER  
32200

Last Name BARKLEY

Address2

Company DUANE MORRIS LLP

City SAN FRANCISCO

Phone 4158288222 Ext

State CA

Alt. Phone 4159573118 Ext

Zip Code 94105

E-mail Asbarklet@duanemorris.com

Origin

**Request Information**

Processed By:

Date Received: 07/19/2021

Ready Date: 08/16/2021

Until Date: 08/30/2021

JPURDY

Completed date: 07/19/2021

Final Date:

Voided Date:

Turnaround Time: 0

**Duplication for Plans**Duplication:  Yes or  No

Mailed date:

Owner:

Electronic Plans: \$0.00

Printed Plans: \$0.00

Design Prof:

**View Only**

Aperture Cards: 0

Diaz Cards: 0

Rolls: 0

DivApps: 0

Pvision Permits: 0

Pvision Plans: 5

**Printed Copies**Electronic Records: ~~\$0.00~~

Pvision Permits: \$0.00

16MM: \$0.00

Certification: \$0.00

**Additional Comments**

Printed all permits on PV. -AC

**Payment Amount**

Customer Completed Date: 07/19/2021

Total: 0.00

Deposit or adjustment: 0.00

Balance due: 0.00

**Total Printed Copy Paid Units**

Aperture Cards / Electronic Records	Pvision Permits	16MM	Certified	35MM/ Electronic Plans	Pvision Plans/ Printed Plans
0	86	0	0	0	0

&lt; &gt;

**Payments Applied**

Receipt	Payment date	Payor	Address	Issued By	Amount
RR054162	7/19/2021	ALICE BARKLEY DUANE MORRIS LLP	1 MARKET PLAZA SPEAR TOWER 32200 SAN FRANCISCO CA 94105	ACATIGAN	\$8.60

&lt; &gt;

OFFICIAL COPY

SAN FRANCISCO



Public Works  
Inspection F. No. 2

MARK STREET LINE ON PLANS

WRITE IN INK—FILE TWO COPIES

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, show location of existing buildings on the lot, if any, and location and dimensions of proposed buildings. Plans and Specifications must be fastened together.

## APPLICATION FOR BUILDING PERMIT FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build One story frame on the lot situated North S. of 18 street  
Seventy five feet west of Texas  
in accordance with the plans and specifications submitted herewith.

The building law shall be complied with in the erection of the building, whether otherwise specified or not.  
Estimated cost of building \$ 600.00 Building to be occupied as Store By No. \_\_\_\_\_  
Families.

Size of Lot 25 x 85 feet front 25 feet rear 85 feet deep.  
Size of proposed building 14 Ft. by 30 Ft.  
Height from Curb to top of Roof beams in center of front 16 Ft.  
Height in clear of Basement or Cellar 1 Ft. Height in clear of first story 10 Ft.  
Height in clear of second story \_\_\_\_\_ Ft. Height in clear of third story \_\_\_\_\_ Ft.  
Foundation to be of Concrete thickness, on top 10 inches  
Width of footings 12 inches. Greatest height of foundation walls 1.6 Ft.

Size of studs in basement (underpinning) \_\_\_\_\_ by \_\_\_\_\_ inches \_\_\_\_\_ inches on centers.  
Size of studs in first story 2 by 4 inches 16 inches on centers.  
Size of studs in second story \_\_\_\_\_ by \_\_\_\_\_ inches \_\_\_\_\_ inches on centers.  
Size of studs in third story \_\_\_\_\_ by \_\_\_\_\_ inches \_\_\_\_\_ inches on centers.  
Wall covering to be of Rustic outside, and P. G. lumber inside.  
First floor joists 2 by 6 inches 16 inches on centers. Longest span between supports 7 ft.  
Second floor joists 3 by 3 inches 3 inches on centers. Longest span between supports 3 ft.  
Third floor joists \_\_\_\_\_ by \_\_\_\_\_ inches \_\_\_\_\_ inches on centers. Longest span between supports \_\_\_\_\_ ft.  
Rafters 2 by 6 inches 32 inches on centers. Longest span between supports 14 ft.  
Roof covered with Paper Pan & Gravel  
Studs in bearing partitions \_\_\_\_\_ by \_\_\_\_\_ inches \_\_\_\_\_  
Chimneys of none

There shall be no encroachments upon the street or sidewalk.

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit, and the Building Law.

Architect \_\_\_\_\_  
Address \_\_\_\_\_  
Builder B. W. Demarais  
Address 732 - Page St  
Owner H. W. Streakenbach  
Address 1310 - 18  
By B. W. Demarais

(Note.—The owner's name must be signed by himself or by his Architect or authorized Agent.)



4002

No. 55980

APPLICATION

of

H. M. Streckenbach Owner

For Permit to Erect a

1318-20 E 18th St  
One story frame b'ld'g

Location: North S. 18th

West Texas and

Missouri St  
15 ft W Texas

MAY 29 1914

JUN 4 - 1914

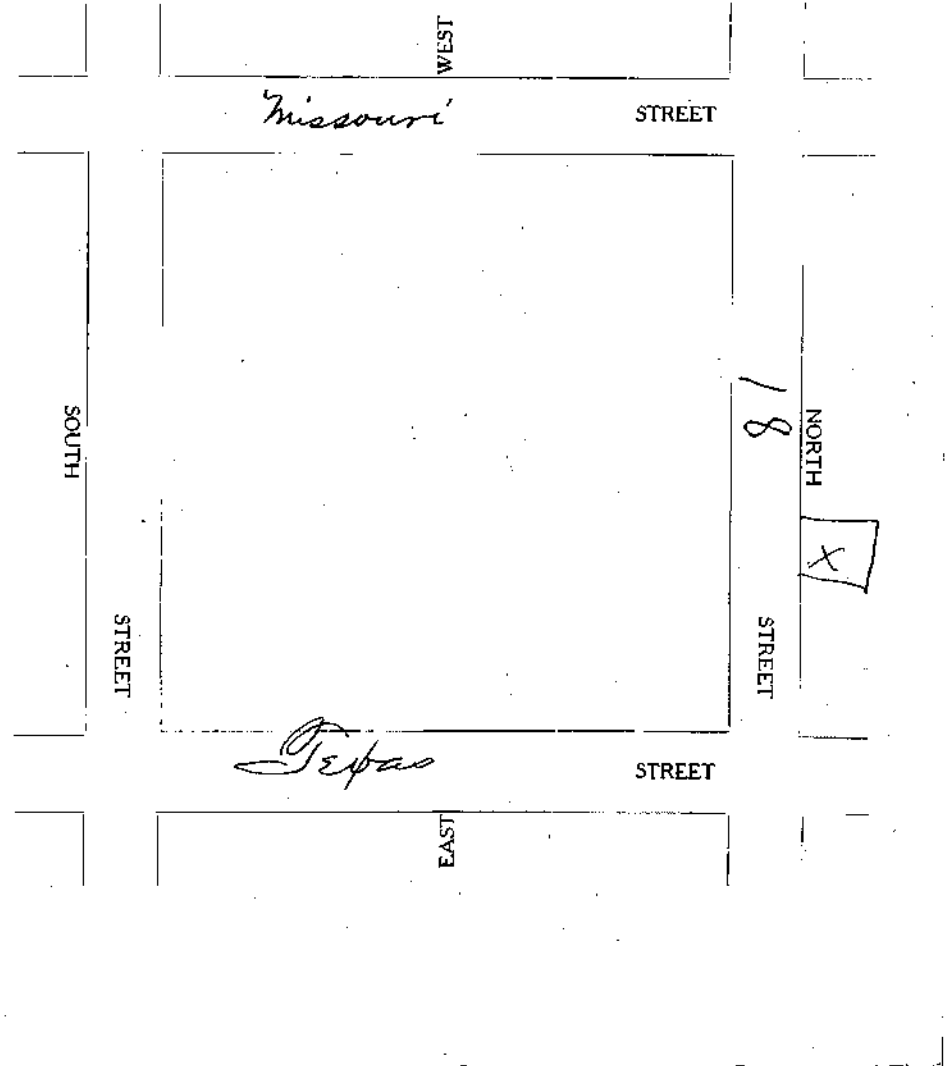
Approved:

*[Signature]*  
Chief Building Inspector

DEPARTMENT OF BUILDING

3-1914

OFFICIAL COPY



OFFICIAL COPY



Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

BLDG. FORM

2

APPLICATION FOR BUILDING PERMIT  
FRAME BUILDING

March 23 1936

Application is hereby made to the Department of Public Works of the City and County 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:

- (1) Location of Lot North Side of 18th Street  
75 Feet W of Texas Lot St. No. Assessor's Block No.
- (2) Number of Stories 2 (WITH) Basement (WITHOUT)
- (3) Total Cost \$ 6000
- (4) Purpose or Occupancy Store Dwelling No. of rooms 5 No. of families 1
- (5) Size of lot 25x100 Ft. Front 25 Ft. Rear 25 Ft. Deep 100
- (6) Any other building on lot at present yes in front to be torn down
- (7) Contractor (DOES) (DOES NOT) carry Workmen's Compensation Insurance.
- (8) Supervision of construction by

Address

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET-BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

(9) Architect None

Certificate No. License No.  
State of California City and County of San Francisco

Address

(10) Engineer None

Certificate No. License No.  
State of California City and County of San Francisco

Address

(11) Plans and specifications prepared by Owner  
Other than Architect or Engineer

Address

(12) Contractor John Munson

License No. 31015 License No. 489  
State of California City and County of San Francisco

Address 2419-15th St

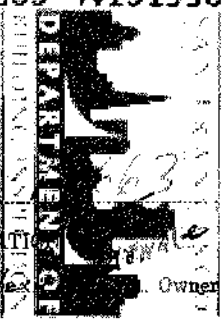
(13) Owner Joseph and Mildred Cordinate CAR PINABLE

Address 274 Connecticut St

By John Munson H.N.M. Owner's Authorized Agent.

The Department will call up telephone No. Market 715A if any alterations or changes are necessary on the plans submitted.

Certificate of Final Completion must be obtained on completion of building, pursuant to Sec. 7 of Ordinance 1008 (N. S.)



BLDG. FORM

2

No.

APPLICATION

Joseph T. and Michael

Owner

FOR PERMIT TO ERECT

2 1318-1320-18th ST  
STORY FRAME BUILDING

Location 1360-18th St  
75 feet W Texas St

Cost \$ 6000.

Filed March 23 1936

Approved:

✓  
E. L. Gore  
SUPERINTENDENT OF THE  
BUREAU OF BUILDING INSPECTION  
4/1/36

Superintendent Bureau of Building Inspection

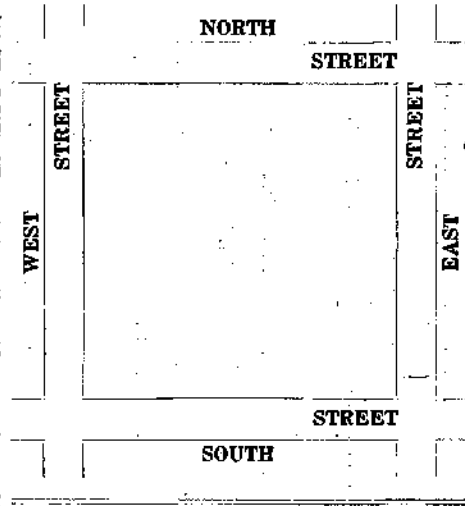
Permit

Issued

Certificate of Final Completion

Applied for 193

Issued 193 No.



4002/13B

Bureau of Fire Prevention and Public Safety

Construct and install on building to satisfaction of Bureau of Fire Prevention the following fire protection equipment and appliances:

- F. D. (Dry) Standpipes
- Wet Standpipes
- Hose Reels
- Tanks
- Down Pipes
- Automatic Fire Pumps
- Automatic Sprinkler System
- Water Service Connection
- Ground Floor Pipe Casings
- Refrigeration
- Incinerators

All fire place chimneys and flues as per code 1008

J. J. Harrison

Approved: Lieut. B. J. Hemen  
Bureau of Fire Prevention and Public Safety

Approved: Fire Marshal

Approved: John Kittle  
Superintendent Bureau of Building Inspection

Approved: amj  
City Planning Commission

Approved: Director of Public Health

Approved: Department of Electricity

Approved: Bureau of Engineering

Approved: Art Commission

OFFICIAL COPY

CENTRAL PERMIT BUREAU FORM

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS  
BUILDING PERMIT FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT

ADDITIONS, ALTERATIONS OR REPAIRS

April 19, 1951

RECEIVED  
DEPT. OF PUBLIC WORKS  
APR 20 1951  
BUILDING INSPECTION

Application is hereby made to the Department of Public Works 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:

- (1) Location 1318 - 18th St., San Francisco, Calif.
- (2) Total Cost \$ 2450.00 (3) No. of stories 2 (4) Basement No  
Yes or No
- (5) Present use of building Bar and Flat (6) No. of families 1  
Yes or No
- (7) Proposed use of building Same (8) No. of families 1  
Yes or No
- (9) Type of construction 5 (10) 16-18  
1, 2, 3, 4, or 5 Building Code Occupancy Classification
- (11) Any other building on lot No (Must be shown on plot plan if answer is Yes.)  
Yes or No
- (12) Does this alteration create an additional floor of occupancy No  
Yes or No
- (13) Does this alteration create an additional story to the building No  
Yes or No
- (14) Electrical work to be performed Yes Plumbing work to be performed No  
Yes or No Yes or No
- (15) Ground floor area of building 1275 sq. ft. (16) Height of building 23 ft.
- (17) Detailed description of work to be done Install new glass book front.

- (18) Supervision of construction by \_\_\_\_\_ Address \_\_\_\_\_
- (19) General contractor Blanchard, Willis & West California License No. 85298  
Address 1294 Harrison St., San Francisco, Calif.
- (20) Architect \_\_\_\_\_ California Certificate No. \_\_\_\_\_  
Address \_\_\_\_\_
- (21) Engineer \_\_\_\_\_ California Certificate No. \_\_\_\_\_  
Address \_\_\_\_\_

(22) 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 applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

- (23) Owner Joe Cardinelli (Phone Ho. 1-3962)  
(For Contact by Bureau)  
Address 1320 - 18th St., San Francisco, Calif.

By Blanchard, Willis & West Address 1294 Harrison st., S. F.  
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF HOTEL OR APARTMENT HOUSE PURSUANT TO SEC. 808 SAN FRANCISCO BUILDING CODE.



BLDG. FORM

No. **3**  
APPLICATION OF  
**JOE CARDINELLI** Owner

FOR PERMIT TO MAKE  
ADDITIONS, ALTERATIONS or REPAIRS  
TO BUILDING

Location **1318-18th St.**

Total Cost \$ **2450.00**

**APR 19 1951**

Filed..... 194.....

Approved:

Superintendent, Bureau of Building Inspection

Permit No. **3**

Issued **4/24/51** 104

REFER TO:

- Bureau of Engineering . . . . .
- BB! Struct. Engineer . . . . .
- Boiler Inspector . . . . .
- Art Commission . . . . .
- Dept. of Public Health . . . . .

Approved **4/20/51**..... 194.....

**A. J. Gump**  
Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Owner's Authorized Agent

Approved: **4-25-51**  
**David Clark**

**A. C. GEIGER**  
Director of Public Health  
Department of Public Health

Approved:  
Department of Electricity

Approved:  
Art Commission

Approved:  
Boiler Inspector

Workman's Compensation Insurance Policy or Certificate filed with Central Permit Bureau

- No Workman's Compensation Insurance Policy or Certificate on file for reason of exclusion checked:
- (a) No one to be employed . . . . .
  - (b) Casual labor only to be employed . . . . .
  - (c) Services or labor to be performed in return for aid or sustenance only, received from any religious, charitable or relief organization . . . . .

Approved:  
Zone **C-1**  
CPC Setback

**Samuel J. [Signature]**  
Department of City Planning

Approved:  
Department of Electricity

Approved:  
Art Commission

Approved:  
**H. J. [Signature]** 4-23-51  
Bureau of Fire Prevention & Public Safety

Approved:  
**[Signature]**  
Structural Engineer, Bureau Building Inspection

Approved:  
Bureau of Engineering



OFFICIAL COPY



CENTRAL PERMIT BUREAU F435

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

RECEIVED  
DEPT. OF PUBLIC WORKS  
CENTRAL PERMIT BUREAU  
1954 APR -5 PM 1:35  
BUILDING INSPECTION

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

APRIL 2 1954

Application is hereby made to the Department of Public Works 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:

- (1) Location So. East Cor - 18th AND TEXAS ST.
- (2) Total Cost \$ 2000.<sup>00</sup> (3) No. of stories — (4) Basement —  
Yes or No
- (5) Present use of building — (6) No. of families —
- (7) Proposed use of building — (8) No. of families —
- (9) Type of construction — (10) Building Code Occupancy Classification  
1, 2, 3, 4, or 5
- (11) Any other building on lot NO (Must be shown on plot plan if answer is Yes.)  
Yes or No
- (12) Does this alteration create an additional floor of occupancy NO  
Yes or No
- (13) Does this alteration create an additional story to the building NO  
Yes or No
- (14) Electrical work to be performed NO Plumbing work to be performed NO  
Yes or No Yes or No
- (15) Ground floor area of building — sq. ft. (16) Height of building — ft.
- (17) Detailed description of work to be done

INSTALL CONCRETE RETAINING WALLS IN ACCORD. WITH ATTACHED PLANS.  
EXCAVATION DONE PRIOR TO THIS APPLICATION

(18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

(19) Supervision of construction by CONTRACTOR Address —

(20) General contractor ADOLPH SCHMIDT California License No. 108293  
Address 100 BRIGHTON AVE - SF.

(21) Architect — California Certificate No. —  
Address —

(22) Engineer — California Certificate No. —  
Address —

(23) 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 applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(24) Owner: JOE AND MILDRED CARDINALE (Phone —)  
(For Contact by Bureau)

Address 1318 - 18th ST  
By [Signature] Address 100 Brighton Ave  
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

1034



Approved: \_\_\_\_\_  
 Zone Common  
 CPC Setbacks \_\_\_\_\_  
for retaining wall only  
4-1-54  
James J. King  
 Department of City Planning

Approved: \_\_\_\_\_  
 Department of Public Health

Approved: \_\_\_\_\_  
 Electrical Inspector

Approved: \_\_\_\_\_  
 Art Commission

Approved: \_\_\_\_\_  
 Boiler Inspector

J. Connors 4-6-54  
 Bureau of Fire Prevention & Public Safety

Approved: \_\_\_\_\_  
 Structural Engineer, Bureau Building Inspection

W. M. ... 4-15-54  
 Structural Engineer, Bureau Building Inspection

Approved: \_\_\_\_\_  
 Department of Public Health

Approved: \_\_\_\_\_  
 Electrical Inspector

Approved: \_\_\_\_\_  
 Art Commission

Approved: \_\_\_\_\_  
 Boiler Inspector

Approved: \_\_\_\_\_  
 Bureau of Engineering

REFER TO:

Bureau of Engineering . . . . .   
 BEI Struct. Engineer . . . . .   
 Boiler Inspector . . . . .   
 Art Commission . . . . .   
 Dept. of Public Health . . . . .

Approved 4/8 1954

BLDG. FORM  
 3 No. \_\_\_\_\_  
 APPLICATION FOR PERMIT TO MAKE  
J. and M. CARDINALE Owner  
1318 - 18th St  
 FOR PERMIT TO MAKE  
 ADDITIONS, ALTERATIONS or REPAIRS  
 TO BUILDING

Location 50 EAST COR.  
18th AND TEXAS

Total Cost \$ 2000.<sup>00</sup>

Filed APRIL APR 22 1954 1954

Approved: \_\_\_\_\_

**APPROVED**  
 Dept. Public Works  
 APR 7 1954  
Leota L. Book  
 SUPERINTENDENT  
 BUREAU BUILDING INSPECTION

Superintendent, Bureau of Building Inspection

F. H. Stewart  
 Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Philip Schmitt  
 Owner's Authorized Agent

Permit No. 147027

Issued APR 7 1954 1954

OFFICIAL COPY

DEPARTMENT OF PUBLIC WORKS

ADMINISTRATIVE USE ONLY

APPROVED FOR ISSUANCE

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

REC'D

3

1-2-5  
7-80  
2-29-80  
CANCELLED  
FILING FEE RECEIPT NO. 87424  
PERMIT NO. ISSUED

APPLICATION CHECKED BY THE DEPARTMENT OF PUBLIC WORKS  
OF SAN FRANCISCO FOR CONFORMANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

1. STREET ADDRESS OF JOB

1316 18th St SF.

2. ESTIMATED COST OF JOB

\$1500.00

DESCRIPTION OF EXISTING BUILDING									
1(A) TYPE OF CONSTRUCTION <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	1(SA) NUMBER OF STORES OF OCCUPANCY	1(B) NUMBER OF BASEMENTS AND CELLARS	1(C) PRESENT USE	1(D) BLDG CODE OCCUP CLASS	1(E) NO OF DWELLING UNITS				
	2	1	RESIDENCE & LOBBY	F-2	1				
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
2(A) TYPE OF CONSTRUCTION <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	2(SA) NUMBER OF STORES OF OCCUPANCY	2(B) NUMBER OF BASEMENTS AND CELLARS	2(C) PROPOSED USE	2(D) BLDG CODE OCCUP CLASS	2(E) NO OF DWELLING UNITS				
	2	1	SAME	F-2	1				
10(A) DOES THIS ALTERATION CREATE ADDITIONAL STORIES TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	10(B) IF YES, STATE NEW HEIGHT AT CENTERLINE OF FRONT	10(C) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	10(D) IF YES, STATE NEW GROUND FLOOR AREA	50 FT			
11(A) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	11(B) WILL BUILDING SETBACK BEHIND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	11(C) IS AUTO RUMPAV TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	11(D) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
12(A) ANY OTHER EXISTING BLDG ON LOT? IF YES, SHOW ON PLOT PLAN?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	12(B) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	12(C) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	12(D) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
13(A) GENERAL CONTRACTOR		ADDRESS		PHONE		CALIF LICENSE NO			
SPACE DESIGN & CONSTRUCTION		1 COLUMBIA SQ		626-0366		333022			
13(B) ARCHITECT OR ENGINEER, DESIGN		ADDRESS		PHONE		CALIF CERTIFICATE NO			
13(C) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")		ADDRESS		PHONE		CALIF LICENSE NO			
13(D) OWNER - (LESSSEE CHECK ONE)		ADDRESS		PHONE FOR CONTACT BY BUREAU		CALIF LICENSE NO			
1316 18th St		555A Castro St		626-0366					
13(E) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION. REFERENCE TO PLANS IS NOT SUFFICIENT.									
REPLACE EXISTING DOOR & WINDOW IN REAR WALL WITH NEW SLIDING GLASS DR. REMOVE EXISTING PARTITION WALL AT (E) KITCHEN. REPLACE (E) W/D. STAIR AT REAR WITH (N) STEEL FIRE ESCAPE.									

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104 B, 104 B.1, 104 C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be closer than 4 feet to any wire containing more than 750 volts. See Sec. 285, California Penal Code. Pursuant to Sec. 302 A & B, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade varies from the same, it shall be shown on drawings showing correct grade lines. Cuts and fills, together with complete details of retaining walls and well foundations, if required, must be submitted to this bureau for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED. WHEN REQUIRED, APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS 15, 16, 17, 20, 21 or 22. THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings of insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

- OWNER
- ARCHITECT
- ENGINEER
- LESSSEE
- AGENT WITH POWER OF ATTORNEY
- CONTRACTOR
- ATTORNEY IN FACT

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 THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE (The Permittees) by acceptance of this permit, agree(s) to indemnify and hold 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 and actions. In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, letter Certificate (I) or (II) or (III) designated below, or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VII) is checked, then item (VI) must be checked as well. Mark the appropriate method of compliance below.

1. Certificate of Consent to Self-insure, issued by the Director of Industrial Relations.
2. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
3. An order copy of a certificate of self-insurance issued by the Director of Industrial Relations.
4. The cost of the work to be performed is \$100 or less.
5. 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 workman's compensation laws of California.
6. I further acknowledge that I understand, at the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed "revoked".
7. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a California resident who complies with the workman's compensation laws of California and who has on file, or one to the satisfaction of any work file with the Central Permit Bureau, evidence that workman's compensation insurance is carried.

APPLICANT: *Alan Plimby* DATE: *8/27/80*

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

APPROVED: \_\_\_\_\_  
 \_\_\_\_\_  
 BUILDING INSPECTOR, BUR. OF BLDG. INSP

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:  \_\_\_\_\_  
 \_\_\_\_\_  
 DEPARTMENT OF CITY PLANNING

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:  \_\_\_\_\_  
 \_\_\_\_\_  
 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:  \_\_\_\_\_  
 \_\_\_\_\_  
 CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:  \_\_\_\_\_  
 \_\_\_\_\_  
 BUREAU OF ENGINEERING

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:  \_\_\_\_\_  
 \_\_\_\_\_  
 DEPARTMENT OF PUBLIC HEALTH

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:  \_\_\_\_\_  
 \_\_\_\_\_  
 DEVELOPMENT AGENCY

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:  \_\_\_\_\_  
 \_\_\_\_\_  
 RESIDENTIAL ENV. INSPECTOR, DIV. OF ENV. & WASTE MGMT. B.B.

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

APPROVED:  \_\_\_\_\_  
 \_\_\_\_\_

DATE: \_\_\_\_\_  
 REASON: \_\_\_\_\_  
 \_\_\_\_\_  
 NOTIFIED MR. \_\_\_\_\_

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTICED ON THIS APPLICATION AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS WHICH ARE HEREBY MADE A PART OF THIS NUMBER OF ATTACHMENTS

INITIALS OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

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



CENTRAL PERMIT BUREAU  
450 McAllister Street  
San Francisco, CA 94102

Appl. # 7909674  
Address 1214 16 ST

NOTICE TO APPLICANTS

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License #337022 License Class B1

Date 24 SEPT 79 Contractor (print) SPACE DESIGN & CONST.  
(signature) Alan Clonchy

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

- I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.
- I, as ~~owner~~ <sup>architect</sup> contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.
- I am exempt under Business and Professions Code Sec. \_\_\_\_\_  
Reason \_\_\_\_\_

Date \_\_\_\_\_ Owner (print) \_\_\_\_\_  
(signature) \_\_\_\_\_

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5





OFFICIAL COPY

FOR DEPARTMENTAL USE

APPROVED FOR DEPARTMENTAL USE

SEP 24 1980

**CANCELLED**

JUN 22 1981

07-01-80

80

90524

ISSUED

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS 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

MAR 18 1980

(1) STREET ADDRESS OF JOB: 1318/1320 18th ST, SF

(2) ESTIMATED COST OF JOB: 50,000 ± 4002/13E  
\$ 30,000 - C-2

DESCRIPTION OF EXISTING BUILDING								
(4A) TYPE OF CONSTR. 1-H <input type="checkbox"/> N <input type="checkbox"/> <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6	(5A) NUMBER OF STORIES OF OCCUPANCY: 2	(6A) NUMBER OF BASEMENTS AND CELLARS: 1	(7A) PRESENT USE: BAR / RESIDENCE	(8A) BLDG. CODE OCCUP. CLASS: 211	(9A) NO. OF DWELLING UNITS: 1			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION								
(4) TYPE OF CONSTR. 1-H <input type="checkbox"/> N <input type="checkbox"/> <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6	(5) NUMBER OF STORIES OF OCCUPANCY: 2	(6) NUMBER OF BASEMENTS AND CELLARS: 1	(7) PROPOSED USE: OFFICE / RESTAURANT	(8) BLDG. CODE OCCUP. CLASS: 211	(9) NO. OF DWELLING UNITS: 0			
(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT. _____	(11A) DOES THIS ALTERATION CREATE DECK OR HORL. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11B) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11C) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) IF YES, STATE NEW GROUND FLOOR AREA: SQ. FT. _____	(14) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(17) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(23) GENERAL CONTRACTOR: SPACE DESIGN & CONSTRUCTION ADDRESS: 555A CASTRO ST SF PHONE: 626-0366 CALIF. LICENSE NO. # 332022								
(24) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION: RAY LINDHAL 55 NEW MONTGOMERY ADDRESS: _____ PHONE: _____ CALIF. CERTIFICATE NO. _____								
(25) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"). UNKNOWN ADDRESS: _____								
(26) OWNER - (SEESE CROSS OUT ONE) SILVER LININGS III 555A CASTRO ST SF. PHONE (FOR CONTACT BY BUREAU) 626-0366								
(27) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT). <del>CONVERT (C) 2ND FLOOR FLAT TO NEW RESTAURANT</del> CHANGE FLOOR PLAN & UPGRADE MECHANICAL SERVICES FENESTRATE REAR WALL ON BOTH FLOORS WITH NEW DBL INSULATE WINDOW SYSTEMS. <del>REPAIR 2ND FLOOR RESTAURANT AREA. REV. 5/11/80</del> CONVERT (E) 2ND FLOOR DWELLING TO RESTAURANT OR OFFICE USE. (AR) 9/19/80								

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.B, 104.B.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code. No portion of building or scaffolding used during construction, to be closer than 6" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to Sec. 302.A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS OBTAINED.

In all excavating materials must have a clearance of not less than two inches from pipes or equipment.

BY \_\_\_\_\_ ENGINEER  
IN FULL POWER OF ATTORNEY  
BY \_\_\_\_\_ ACT

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 THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold 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 and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- ( ) I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
- ( ) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- ( ) III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- ( ) IV. The cost of the work to be performed is \$100 or less.
- ( ) V. 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 workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- ( ) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature: Alan Klobinsky Date: 11 MAR 80

OFFICIAL COPY

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: *EXIT SIGN REVISIONS (POSTED ON WALLS) permit for glass hood & installed existing fan and lounge to be proven*

*REV 5 mag soft Light 6-12-80*  
*W. Linton 3-14-80*

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

APPROVED: **CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW** *C-2*

*Reviewed 9/19/80 & approved with changes 25x85*  
*delete the deck and to convert 2nd floor to office retail use*

*Wayne Ricks* *W. Linton* *MAR 20 1980*  
DEPARTMENT OF CITY PLANNING

APPROVED: *As noted on approved plans, 2nd floor to remain I Occupancy.*

*C. Small* *6/10/80*  
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED: *Comply with D.P.H. requirements #1-50 parts to moved on 9-23-80.*

*W. Linton* *9-23-80*  
DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

RESIDENTIAL ENV. INSPECTOR, DIV. OF APT. & HOTEL INSP., B.B.I.

APPROVED: *2nd floor to remain single fam dwell "I" occup*  
*1st floor: provide home care facilities*

*W. Linton* *6/11/80*  
*1st flr to have F-2 occupancy (less than 50 occup)*

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

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

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

OFFICIAL COPY



WAIVER OF TIME RESTRICTION ON REQUESTS FOR ADDITIONAL INFORMATION

I hereby waive all time restrictions relative to submission of additional information. This waiver applies to those provisions of law which limit the City and County of San Francisco's ability to require further information for this project application. These provisions of law include Sections 65943 and 65944 of Chapter 4.5 of Division 1 of Title 7 of the Government Code (Review and Approval of Development Projects).

*Alan Klowsky*

Applicant's/Owner's Signature

*ALAN KLOWSKY*

Type or Print Name

*11 MAR 80*

Date

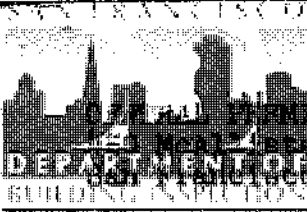
Application No,

*555 A CASTRO ST SF*

Address

*CPB-39*

OFFICIAL COPY



CENTRAL PERMIT BUREAU  
1000 Market Street  
SAN FRANCISCO, CA 94102

Appl. # 8002132  
Address 1319/1520 18th St

NOTICE TO APPLICANTS

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License 333022 License Class B1

Date 11 MAR 80 Contractor (print) ALAN KLONSKY  
(signature) Alan Klonsky

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

- I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.
- I, as architect owner am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.
- I am exempt under Business and Professions Code Sec. \_\_\_\_\_

Reason \_\_\_\_\_

Date \_\_\_\_\_ Owner (print) \_\_\_\_\_  
(signature)

OFFICIAL COPY

DEPARTMENT OF BUILDING INSPECTION

CENTRAL PERMIT BUREAU  
450 McAllister Street  
San Francisco, CA 94102

Appl. # 8002132  
Address 1318/1520 B<sup>4</sup>S

NOTICE TO APPLICANTS

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License 333022 License Class B1  
Date 11 MAR 80 Contractor (print) ALAN KLONSKY  
(signature) Alan Klonsky

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

- I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.
- I, as ~~owner~~ <sup>architect</sup> am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.
- I am exempt under Business and Professions Code Sec. \_\_\_\_\_  
Reason \_\_\_\_\_

Date \_\_\_\_\_ Owner (print) \_\_\_\_\_  
(signature) \_\_\_\_\_

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5

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CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

May 28, 1981

450 McALLISTER STREET, ROOM 104  
SAN FRANCISCO  
CALIFORNIA 94102

Silver Linings III  
555 A Castro St.  
San Francisco, CA 94114

Notice of Permit Cancellation  
Address(es): 1318-20 18th St.  
Space Design - contractor  
Application Nos. 6002132  
approved

Dear Gentlemen:

You are hereby notified that your application for a building permit at the above noted address(es) will be cancelled on June 10, 1981. For further information bring this letter to Room 104, 450 McAllister Street, San Francisco. PLEASE DO NOT TELEPHONE. You are reminded that by law it is necessary to have a permit on the job before work can be started.

Very truly yours

~~Manager, Supervisor~~  
~~Central Permit Bureau~~  
LISA MUNOZ-FLORES, MANAGER  
Central Permit Bureau



OFFICIAL COPY



APPLICATION FILING FEE - PLAN CHECKING RECEIPT

CITY & COUNTY OF SAN FRANCISCO

90524

RECEIVED OF

BUILDING APPLICATION NUMBERS

*Spore Mould & Co. Inc.*

*800 2132*

FEE FOR APPLICATION FILING AND CHECKING PLANS, PRESCRIBED BY SAN FRANCISCO BUILDING CODE

	DATE	ESTIMATED COST	FEE	REVENUE NO
APPLICATION FILING	<i>6-11-88</i>	<del>          </del>	<i>12.00</i>	7223
PLAN CHECKING			<i>99.15</i>	7226

FINAL PLAN CHECKING	FINAL COST	FEE	RECEIVED

DEPARTMENT OF PUBLIC WORKS  
CENTRAL PERMIT BUREAU

B. BUREAU APPL.

BY *JH*

OFFICIAL COPY

DEPARTMENT OF PUBLIC WORKS  
APPROVAL  
11/20/82  
3-23-82  
108248  
490959  
JUN 16 1982

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS 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:

(1) STREET ADDRESS OF JOB:  
1318 18th ST. 1st Floor #2  
S.F. 94107  
(2) ESTIMATE COST OF JOB:  
\$19,000.00

APPLICATION NO.  
08202169  
DWP FEE

DESCRIPTION OF EXISTING BUILDING <i>DUG + TAUBEN</i>									
(4A) TYPE OF CONSTR. 1-10 <input checked="" type="checkbox"/> 11-15 <input type="checkbox"/> 16-20 <input type="checkbox"/> 21-25 <input type="checkbox"/> 26-30 <input type="checkbox"/> 31-35 <input type="checkbox"/> 36-40 <input type="checkbox"/> 41-45 <input type="checkbox"/> 46-50 <input type="checkbox"/>	(5A) NUMBER OF STORIES OF OCCUPANCY: 2	(6A) NUMBER OF BASEMENTS AND CELLARS: 1	(7A) PRESENT USE: APT ABOVE STORE	(8A) BLDG CODE OCCUP. CLASS: F-211	(9A) NO. OF DWELLING UNITS: 1				
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
(4) TYPE OF CONSTR. 1-10 <input checked="" type="checkbox"/> 11-15 <input type="checkbox"/> 16-20 <input type="checkbox"/> 21-25 <input type="checkbox"/> 26-30 <input type="checkbox"/> 31-35 <input type="checkbox"/> 36-40 <input type="checkbox"/> 41-45 <input type="checkbox"/> 46-50 <input type="checkbox"/>	(5) NUMBER OF STORIES OF OCCUPANCY: 2	(6) NUMBER OF BASEMENTS AND CELLARS: 1	(7) PROPOSED USE: APT ABOVE STORE	(8) BLDG CODE OCCUP. CLASS: F-211	(9) NO. OF DWELLING UNITS: 1				
(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) IF YES, STATE NEW HEIGHT AT CENTERLINE OF FRONT. FT. _____	(11A) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11B) IF YES, STATE NEW GROUND FLOOR AREA. SQ. FT. _____	(12) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(14) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(17) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>						
(20) GENERAL CONTRACTOR: LORENZO BOGALIZ 1076 GUBARROSE SF. 8262849 CALIF. LICENSE NO. 376-960		ADDRESS: 1235 FOLSOM ST. S.F. CALIF. CERTIFICATE NO. SE 1546							
(21) ARCHITECT OR ENGINEER (DESIGN): RAYMOND LINNAR		ADDRESS: 793 BEECHWOOD DR. DC. 9949412							
(22) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN").									
(23) OWNER OR LESSEE (CROSS OUT ONE): MISSOURI SAVAGE, INC.		ADDRESS: 793 BEECHWOOD DR. DC. 9949412							
(24) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): RELOCATE BATHROOMS / INSTALL NEW WASH-IN RERER. NEW WINDOWS IN NORTH WALL (EXTENSION) RAISED FUR. PLATFORM. NEW FINISHES + SOUND PROOFING.									

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.B, 104.B.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be closer than 6" to any wire containing more than 750 volts. See Sec. 385, California Penal Code. Pursuant to Sec. 302.A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED. WHEN REQUIRED, APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

- CHECK APPROPRIATE BOX:
- OWNER
  - ARCHITECT
  - ENGINEER
  - LESSEE
  - AGENT WITH POWER OF ATTORNEY
  - CONTRACTOR
  - ATTORNEY IN FACT

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 THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold 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 and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- ( ) I. Certificate of Consent to Self-insure (issued by the Director of Industrial Relations).
- ( ) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- ( ) III. An exact copy or duplicate of II) certified by the Director or (II) certified by the insurer.
- ( ) IV. The cost of the work to be performed is \$100 or less.
- ( ) V. 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 workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- ( ) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the work, with the workman's compensation...

OFFICIAL COPY

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDINGS & CONSTRUCTION

APPROVED: *Maintain one-hour construction 1st floor. Exit sign (plaque) and plan. not more than 49 occupancies load.*

*H. Lister 3-24-82*

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

APPROVED: *No use of the outdoor area in the rear yard of the building is authorized by this permit. The stairs shall be used only for emergency egress and service.*

~~DISAPPROVED~~ EXEMPT FROM ENVIRONMENTAL DEPARTMENT OF CITY PLANNING APR 13 1982

~~DISAPPROVED~~ OVER AREA FOR F-2. SFBC TABLE 33-A. — 248 ÷ 7 = AREA OCCUPANT LOAD 121. SFBC SEC. 1101.B.

*Lozoff 3-31-82*  
SPECIAL AGENT IN CHARGE, BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED: *Comply with requirements of SF Health Dept. Regs. were sent to owner, contractor & engineer.*

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

RESIDENTIAL ENV. INSPECTOR, DIV. OF APT & HOTEL INSP., B.B.I.

APPROVED:

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

*Thomas D. Frankel*  
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE.

REASON:  
DATE: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_  
REASON:  
DATE: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_  
REASON:  
DATE: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_  
REASON:  
DATE: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_  
REASON:  
DATE: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_  
REASON:  
DATE: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_  
REASON:  
DATE: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

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

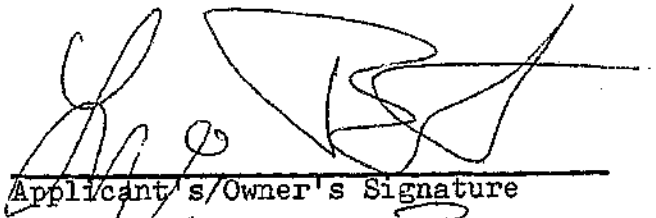


OFFICIAL COPY



WAIVER OF TIME RESTRICTION ON REQUESTS  
FOR ADDITIONAL INFORMATION

I hereby waive all time restrictions relative to submission of additional information. This waiver applies to those provisions of law which limit the City and County of San Francisco's ability to require further information for this project application. These provisions of law include Sections 65943 and 65944 of Chapter 4.5 of Division 1 of Title 7 of the Government Code (Review and Approval of Development Projects).

  
Applicant's/Owner's Signature  
Lorenzo BOELITZ  
Type or Print Name

MAR 23 1982  
Date

\_\_\_\_\_  
Application No.

\_\_\_\_\_  
Address

OFFICIAL COPY



Central Permit Bureau  
1000 Market Street  
San Francisco, CA 94102

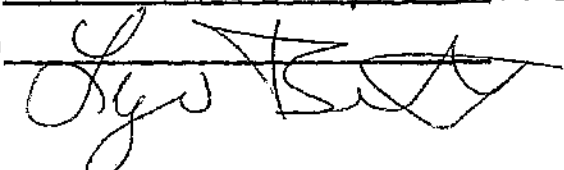
Appl. # 108248  
Address \_\_\_\_\_

NOTICE TO APPLICANTS

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License 376 960 License Class B-1

Date 3/23/82 Contractor (print) Lorenzo Boelitz  
(signature) 

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

- I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.
- I, as ~~owner~~ <sup>architect</sup> am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.
- I am exempt under Business and Professions Code Sec. \_\_\_\_\_  
Reason \_\_\_\_\_

Date \_\_\_\_\_ Owner (print) \_\_\_\_\_  
(signature) \_\_\_\_\_

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5





OFFICIAL COPY



Date June 3, 1982

Manager  
Central Permit Bureau

Appeal #: 82-099  
Subject Address: 1318-18th St.  
Application No: 8202163

~~In view of the Board of Permit Appeals' decision # \_\_\_\_\_, dated: \_\_\_\_\_,  
the Bureau of Building Inspection withdraws its objection to the issuance of a  
building permit for Application No. \_\_\_\_\_ filed: \_\_\_\_\_  
(Date)~~

~~N.A.~~

~~Robert G. Levy, Superintendent  
Bureau of Building Inspection.~~

In view of the Board of Permit Appeals' decision # 82-099, dated: June 2, 1982,  
the Fire Prevention Bureau of the San Francisco Fire Department withdraws its  
objection to the issuance of a building permit for Application No. 8202163,  
filed: March 23, 1982.  
(Date)

with stipulations:

1. Sprinkler for 1st & 2nd floor (supervised)
2. Illuminated Exit Sign
3. 1 hr. separation between B-3 & I
4. Emergency lighting
5. Occupancy plaque.

Capt. Ted H. Harro 6/9/82  
Fire Prevention Bureau  
San Francisco Fire Department

~~In view of the Board of Permit Appeals' decision # \_\_\_\_\_, dated: \_\_\_\_\_,  
the Department of City Planning withdraws its objection to the issuance of a  
building permit for Application No. \_\_\_\_\_, filed \_\_\_\_\_  
(Date)~~

~~N.A.~~

~~Department of City Planning~~

OFFICIAL COPY



APPLICATION FILING FEE -  
PLAN CHECKING RECEIPT

108248

CITY & COUNTY OF  
SAN FRANCISCO

RECEIVED OF

BUILDING APPLICATION NUMBERS

LORENZO WOLITZ      108248

FEE FOR APPLICATION FILING AND CHECKING PLANS, PRESCRIBED BY SAN FRANCISCO BUILDING CODE

	DATE	ESTIMATED COST	FEE	REVENUE NO
APPLICATION FILING	7/12/70	<del>          </del>	10.00	7223
PLAN CHECKING		11.00	18.70	7226

FINAL PLAN CHECKING	FINAL COST	FEE	RECEIVED

DEPARTMENT OF PUBLIC WORKS  
CENTRAL PERMIT BUREAU

3. BUREAU APPL.

BY: [Signature]

OFFICIAL COPY

FOR DEPARTMENTAL USE

APR 14 1982



CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

BUDG. FORM 3 11 82 08202722

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS 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:

(1) STREET ADDRESS OF JOB: 1318 18TH ST S.F. 94107 APR 9 1982 (2) ESTIMATED COST OF JOB: \$4,000 APR 9 1982

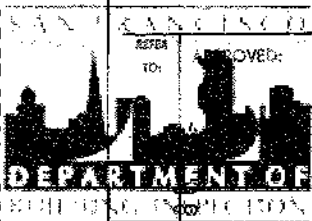
DATE FILED: 4-8-82 FILING FEE RECEIPT NO.: 108701 PERMIT NO.: 480619 ISSUED: APR 15 1982

Form with sections: DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, GENERAL CONTRACTOR (LORENZO ROBERTZ), ARCHITECT OR ENGINEER (UNK), and CONSTRUCTION LENDER (MISSOURI SALVAGE, INC.).

IMPORTANT NOTICES: No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... CHECK APPROPRIATE BOX: OWNER, ARCHITECT, ENGINEER, LESSEE, AGENT WITH POWER OF ATTORNEY, CONTRACTOR, ATTORNEY IN FACT.

APPLICANT'S CERTIFICATION: I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION... NOTICE TO APPLICANT: HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco...

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

*[Signature]*  
BUILDING INSPECTOR, BUR. OF BLDG. INSP.

APPROVED: *[Signature]*  
Department of City Planning  
Indication of use of this  
City Planning Code:  
DEPARTMENT OF CITY PLANNING

APPROVED: *[Signature]*  
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED: *[Signature]*  
CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

APPROVED: *[Signature]*  
BUREAU OF ENGINEERING

APPROVED: *[Signature]*  
DEPARTMENT OF PUBLIC HEALTH

APPROVED: *[Signature]*  
REDEVELOPMENT AGENCY

APPROVED: *[Signature]*  
RESIDENTIAL ENV. INSPECTOR, DIV. OF APT. & HOTEL INSP., B.B.I.

APPROVED: *[Signature]*

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_  
NOTIFIED MR. \_\_\_\_\_

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  *[Signature]*  
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE.



WAIVER OF TIME RESTRICTION ON REQUESTS  
FOR ADDITIONAL INFORMATION

I hereby waive all time restrictions relative to submission of additional information. This waiver applies to those provisions of law which limit the City and County of San Francisco's ability to require further information for this project application. These provisions of law include Sections 65943 and 65944 of Chapter 4.5 of Division 1 of Title 7 of the Government Code (Review and Approval of Development Projects).

Thomas D. Frenkel  
Applicant's/Owner's Signature

THOMAS D. FRENKEL  
Type or Print Name

4-5-82  
Date

\_\_\_\_\_  
Application No.

1318 18th St  
Address



OFFICIAL COPY



Central Permit Bureau  
1000 Market Street  
San Francisco, CA 94102

Appl. # \_\_\_\_\_  
Address \_\_\_\_\_

NOTICE TO APPLICANTS

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License 376 960 License Class B-1  
Date 4/9/82 Contractor (print) LORENZO BOELITZ  
(signature) [Handwritten Signature]

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

- I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.
- I, as architect owner am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.
- I am exempt under Business and Professions Code Sec. \_\_\_\_\_  
Reason \_\_\_\_\_

Date 4-13-82 Owner (print) THOMAS D. FRENKEL  
(signature) [Handwritten Signature]

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5

OFFICIAL COPY



MENTAL USE ONLY

APPROVED MED  
AUG 19 1982  
R. H. C. Day

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS  
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 HEREIN SET FORTH:

1318 17TH ST.  
SAN FRANCISCO, CA 94107

ESTIMATED COST OF JOB  
\$6500.00

APPLICANT'S NO. 08205184

WCU-11-26-12  
6-24-82  
110667  
AUG 19 1982

DESCRIPTION OF EXISTING BUILDING									
(1A) TYPE OF CONCRETE	(1B) NUMBER OF STORIES OF OCCUPANCY	(1C) NUMBER OF BASEMENTS AND CELLARS	(1D) PROPOSED USE	(1E) BLDG. CODE OCCUP. CLASS.	(1F) NO. OF DWELLING UNITS				
10000000	2	1	TAVERN + DWELLING	B-3	1				
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
(2A) TYPE OF CONCRETE	(2B) NUMBER OF STORIES OF OCCUPANCY	(2C) NUMBER OF BASEMENTS AND CELLARS	(2D) PROPOSED USE	(2E) BLDG. CODE OCCUP. CLASS.	(2F) NO. OF DWELLING UNITS				
10000000	2	1	TAVERN + DWELLING	B-3 + I	1				
(3A) DOES THIS ALTERATION INVOLVE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(3B) IF YES, STATE NEW HEIGHT AT COVER LINE OF FRONT: _____ FT.	(3C) DISMEMBERMENT, CHANGE PROJ. OR HOURL. CIRCULATION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(3D) IF YES, STATE NEW GROUND FLOOR AREA: _____ SQ. FT.				
(3E) WILL SIDEWALK OVER REMAINDER SPACE BE REMAINDER ONLY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(3F) WILL SIDEWALK EXTEND BEYOND PROPERTY LINE?	(3G) BALCONY RAMPWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(3H) WALL STREET SPACE TO BE USED DURING CONSTRUCTION?				
(3I) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLAN (PLAN NO. _____)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(3J) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	(3K) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(3L) PLUMBING WORK TO BE PERFORMED?				
2E) ORIGINAL CONSTRUCTOR LORENZO ROBERTI 1376 GUSHAWK SE 826 2849			PHONE FOR CONTACT BY BUREAU 376-960						
2F) ARCHITECT OR ENGINEER (DESIGN BY) RAYMOND LINNAC 1250 FOLSOM ST. SE 6213615			CALIF. CONTRACTOR NO. 5E-1546						
2G) CONSTRUCTION SUPERVISOR (NAME AND STREET ADDRESS IF ANY. IF THERE IS NO ADDRESS, CONSTRUCTION LEADER ENTER "UNKNOW") MISSOURI SALVAGE, INC. 793 BEECHWOOD DR. DC9405 9949412			PHONE FOR CONTACT BY BUREAU 994-9412						
2H) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) TO INSTALL SPRINKLER SYSTEM AS PER BOARD OF PERMIT APPEALS DECISION 82-099.									

**IMPORTANT NOTICES**

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 102, 104.8, 104.8.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be over three (3) feet in any one direction, shall be over 750 volts. See Sec. 385, California Penal Code.

Pursuant to Sec. 302 A.B. San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines on shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED. WHEN REQUIRED, APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15), (16), (17), (20), (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

CHECK APPROPRIATE BOX

OWNER  ARCHITECT  ENGINEER  
 LESSEE  AGENT WITH POWER OF ATTORNEY  
 CONTRACTOR  ATTORNEY IN FACT

**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 THERETO WILL BE COMPLIED WITH.

**NOTICE TO APPLICANT**

**HOLD HARMLESS CLAUSE:** The Permittee(s) by acceptance of this permit, agreed to indemnify and hold 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 and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (VI) or (VII) below, whichever is applicable. If however, item (VI) is checked then item (VII) must be checked as well. Mark the appropriate method of compliance below:

- I. Certificate of Consent to Self-insure stated by the Director of Industrial Relations.
- Certificate of Workmen's Compensation Insurance issued by an approved insurer.
- An exact copy or duplicate of (I) certified by the Director or certified by the insurer.
- The cost of the work to be performed is \$100 or less.
- I certify that in the performance of the work for which the Permit is issued, I shall not employ any person in any manner so as to come subject to the workmen's compensation laws of California. I further acknowledge that I understand in the event that I and become subject to the workmen's compensation provisions of Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit here applied for shall be deemed revoked.
- I certify as the owner (or the agent of the owner) that in the course and scope of the work for which the Permit is issued, I will employ a contractor who complies with the workmen's compensation laws of California and who has on file, or prior to the commencement of work will file, with the Central Permit Bureau evidence of workmen's compensation insurance or a contract.

Applicant's Signature: Thomas D. Frankel Date: 6-24-82

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED: _____ BUILDING INSPECTOR, DIV. OF BLDG. INSP.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input checked="" type="checkbox"/>	APPROVED: <i>Work at outside area in rear yard prohibited requires permit separate application</i> 3-7-82 DUA APPROVED: _____ DEPARTMENT OF CITY PLANNING AUG 2 - 1982	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input checked="" type="checkbox"/>	CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW APPROVED: AS NOTED ON APPROVED PLANS. HYDRAULIC DESIGN APPROVED AS NOTED ON DWG. 8-19-82 APPROVED: _____ DEPARTMENT OF PREVENTION & PUBLIC SAFETY	DATE: 7- REASON: PLANS LACK DETAIL. SEE OFFICER'S CHECK LIST. SUBMIT REVISIONS. NOTIFIED MR. PAUL WAGZNIK
<input type="checkbox"/>	APPROVED: _____ CIVIL ENGINEER, DIV. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input checked="" type="checkbox"/>	APPROVED: <i>For work specified only</i> 5/9/82 <i>John C. ...</i> DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ RESIDENTIAL ENV. INSPECTOR, DIV. OF APT. & HOTEL INSP., B.B.I.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____	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

*Thomas D. ...*  
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE.

OFFICIAL COPY



BOARD OF PERMIT APPEALS  
CITY AND COUNTY OF SAN FRANCISCO

MISSOURI SALVAGE, INC.

Appellant

vs.

APPEAL NO. 82-099

SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS,

Respondent

FIRE DEPARTMENT DISAPPROVAL

NOTICE OF DECISION AND ORDER

MISSOURI SALVAGE, INC., c/o Thomas D. Frenkel  
To: 793 Beechwood Drive; Daly City, CA 94015

appellant and

the San Francisco Department of Public Works:

NOTICE IS HEREBY GIVEN that the appeal of Missouri Salvage, Inc.,

the appellant above named from the order of the San Francisco  
Department of Public Works denying

application of the appellant above named for a permit to alter  
a building at 1318 Eighteenth Street, under Application No. 8202163,  
came on regularly for hearing before the Board of Permit Appeals of

the City and County of San Francisco on June 2, 1982,

and the said order was overruled by the said Board of  
Permit Appeals on June 2, 1982.

PURSUANT TO Section 3.651 of the Charter of the City and  
County of San Francisco, Part III, Article I, Section 14 of the  
Municipal Code of the said City and County, and the action above  
stated, the Board of Permit Appeals hereby orders that the said  
permit be granted,

and the San Francisco Department of Public Works

is (are) hereby ordered and directed to grant and issue said permit  
with the following stipulations: (1) the first floor and the basement  
floor will be sprinklered; (2) appellant will submit the plans for the  
sprinklers to the Bureau of Building Inspection; (3) one-hour fire  
protection separating the B-3 portion of the building from the I occupancy  
dwelling above; (4) illuminated exit signs and emergency lighting to be  
installed; and (5) plaque limiting occupancy to 100 people will be  
placed at the entrance to the premises.

Decision released to the  
department June 15, 1982

Date: June 2, 1982  
BOARD OF PERMIT APPEALS  
CITY AND COUNTY OF SAN FRANCISCO

*Louis J. Giraudo*  
LOUIS J. GIRAUDO, President

*Claire C. Pilcher*  
Claire C. Pilcher, Executive Director

OFFICIAL COPY



APPLICATION FILING FEE -  
PLAN CHECKING RECEIPT

110667

CITY & COUNTY OF  
SAN FRANCISCO

RECEIVED OF

BUILDING APPLICATION NUMBER

*John ...* *110667*

FEE FOR APPLICATION FILING AND CHECKING PLANS, PRESCRIBED BY SAN FRANCISCO BUILDING CODE

	DATE	ESTIMATED COST	FEE	REVENUE NO.
APPLICATION FILING	<i>6-24</i>	<del>11000</del>	<i>11000</i>	7223
PLAN CHECKING	<i>6-24</i>	<del>11000</del>	<i>11000</i>	7228

FINAL PLAN CHECKING	FINAL COST	FEE	RECEIVED

DEPARTMENT OF PUBLIC WORKS  
CENTRAL PERMIT BUREAU

3. BUREAU APPL

BY: *JT*

OFFICIAL COPY



WAIVER OF TIME RESTRICTION ON REQUESTS  
FOR ADDITIONAL INFORMATION

I hereby waive all time restrictions relative to submission of additional information. This waiver applies to those provisions of law which limit the City and County of San Francisco's ability to require further information for this project application. These provisions of law include Sections 65943 and 65944 of Chapter 4.5 of Division 1 of Title 7 of the Government Code (Review and Approval of Development Projects).

Thomas D. Frenkel  
Applicant's/Owner's Signature

MISSOURI SALVAGE, INC. Thomas D. Frenkel  
Type or Print Name (AG)

6-24-82  
Date

Application No.

1318 18TH ST  
Address  
S. F. 94107







CENTRAL PERMIT BUREAU  
450 McAllister Street  
San Francisco, CA 94102

Appl. # 105202  
Address \_\_\_\_\_

NOTICE TO APPLICANTS

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License 376 980 License Class B-1

Date 3/23/82 Contractor (print) LEONARD BOEHLITZ  
(signature) [Signature]

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

- I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.
- I, as <sup>architect</sup>owner am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.
- I am exempt under Business and Professions Code Sec. \_\_\_\_\_  
Reason \_\_\_\_\_

Date \_\_\_\_\_ Owner (print) \_\_\_\_\_  
(signature) \_\_\_\_\_

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5

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# APPROVED REROOFING

REQUESTS FOR REQUIRED REROOFING INSPECTION MAY BE MADE DAY OR NIGHT BY CALLING 415-558-6091

SEPARATE FIRE PERMIT REQUIRED IF USING LIQUEFIED PETROLEUM GAS (L.P.G.). APPLY AT 250-GOLDEN GATE AVE. RM 327 PHONE 861 3099, EXT 310. APPLICANT RESPONSIBLE FOR STREET USE PERMIT(S)

BUILDING FORM 3/8  
JUL 17 2000  
APPROVED FOR ISSUANCE  
APPLICATION NUMBER: 06000 715290  
OSHA APPROVAL REC'D  
APPROVAL NUMBER: [ ]

**APPLICATION FOR BUILDING PERMIT**  
**ADDITIONS, ALTERATIONS OR REPAIRS**  
FORM 3  OTHER AGENCIES REVIEW REQUIRED  
FORM 8  OVER-THE-COUNTER ISSUANCE  
NUMBER OF PLAN SETS: **4-29-01**

**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 HEREIN.  
**OFFICE COPY**

DATE FILED	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
		1318-18th ST	4002 138
PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST:
916019	7-17-00	\$7,000	

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

**LEGAL DESCRIPTION OF EXISTING BUILDING**

(6A) TYPE OF CONSTR. SW	(6B) NO. OF STORIES OF OCCUPANCY 2	(6C) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE Single Family House	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS 1
<b>DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION</b>					
(6B) TYPE OF CONSTR.	(6B) NO. OF STORIES OF OCCUPANCY 2	(6C) NO. OF BASEMENTS AND CELLARS 0	(7A) PROPOSED USE (LEGAL USE) //	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS 1
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input checked="" type="checkbox"/> NO <input 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) OTHER WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) GENERAL CONTRACTOR	ADDRESS	PHONE	CALIF. LIC. NO.	EXPIRATION DATE	
AAA ROOFING Co.	2246 JERROLD AVE. S.F. CA 94124	823800	675671	06/04	
(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC #	PHONE (FOR CONTACT BY DEPT.)	
TOM FRENKEL	1318-18th ST S.F. CA 94107				

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

*Team of existing roof. Apply 4 plies (one - 2045 3-11245)  
Install up roofing systems.  
New gravel and flashings*

**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 NEW HEIGHT AT CENTERLINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUBSIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	(23) 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?
(25) ARCHITECT OR ENGINEER DESIGN OF CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	CALIF. CERTIFICATE NO.			
(26) CONSTRUCTION LEADER (ENTER NAME AND BRAND DESIGNATION 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 authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this 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 ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX  
 OWNER       ARCHITECT  
 LESSEE       AGENT  
 CONTRACTOR     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 THERETO WILL BE COMPLIED WITH.

9003-03 (REV. 1/90)

**NOTICE TO APPLICANT**

**HOLD HARMLESS CLAUSE:** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold 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 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

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

( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
 Carrier: STATE FUNDS  
 Policy Number: 1324570-00

( ) III. The cost of the work to be done is \$100 or less.

( ) IV. 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 workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California, and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

( ) V. 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 contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: *Chun Chen* Date: 7/17/02

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED:  BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:  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:  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. _____

APPROVED BY DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 558-6096). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

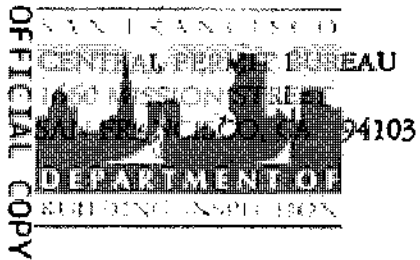
Any electrical or plumbing work will require appropriate separate permits.

CHECKED BY:  
 MICHAEL K. TSANG  
 Department of Building Inspection  
 Date: 11-17-2000

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



Appl. # \_\_\_\_\_  
Address 1219 - 18th St

**LICENSED CONTRACTOR'S STATEMENT**

**Licensed Contractor's Declaration**

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 675671 License Class C-39  
Expiration Date 06/01 Contractor AAA ROOFING & G  
PRINT  
[Signature]  
SIGNATURE

**Owner-Builder Declaration**

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

I am exempt under Business and Professions Code Sec. \_\_\_\_\_

Reason \_\_\_\_\_

\_\_\_\_ Architect (PRINT) \_\_\_\_\_

Date \_\_\_\_\_ Agent (PRINT) \_\_\_\_\_

\_\_\_\_ Owner (PRINT) \_\_\_\_\_

(SIGNATURE) \_\_\_\_\_

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.

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### CERTIFICATION OF AUTHORIZED AGENT

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the S.F. building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct.

*[Handwritten Signature]*

Applicant's Signature

CHUN CHU

Type or Print Name

C0976200

Identification  
(Drivers Lic.No., etc.)

TOM FRENKEL

Property Owner/Lessee

7/17/00

Date



OFFICIAL COPY



APPROVED Dept. of Building Inspection - San Francisco

JUN 14 2021

DCP FEE

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER 201-06117243

OSHA APPROVAL RECTO APPROVAL NUMBER

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

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.

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

Table with fields: DATE FILED (6/11/21), FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB (1318 18TH STREET), BLOCK & LOT (4002/013B), PERMIT NO. (1846108), ISSUED (6-14-2021), (2A) ESTIMATED COST OF JOB (\$21,000), (2B) REVISED COST (\$21,000), DATE (6/11/2021)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING (V-B, 2 stories, TAVERN), DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION (V-B, 2 stories, TAVERN), ADDITIONAL INFORMATION (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO, (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT, (19) DOES THIS ALTERATION CREATE TUCK OR HORIZ. EXTENSION TO BUILDING? NO, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA, (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO, (23) ANY OTHER EXISTING BLDG. ON LOT? NO, (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO

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 Housing Code. No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 250 volts. See Sec 305, California Penal Code. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this 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 ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (11) (12) (13) (22) OR (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold 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 3808 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (ii) designated below, or shall indicate item (iii), (iv), or (v), whichever is applicable. If however item (v) is checked, item (ii) must be checked as well. Mark the appropriate method of compliance below. I hereby affirm under penalty of perjury one of the following declarations: (i) I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. (ii) I have and will maintain worker's compensation insurance, as required by Section 3700 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: SCOTTSDALE INS CO, CP32168413. (iii) The cost of the work to be done is \$100 or less. (iv) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner 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 forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked. (v) 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 contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

CHECK APPROPRIATE BOX: OWNER, LESSEE, 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 THERE TO WILL BE COMPLIED WITH.

REV 06/13

OFFICE COPY

Signature of Applicant or Agent: Thomas Frankel, Date: 6/11/21

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

*[Signature]*  
David Jones, DBI  
JUN 11 2021

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED: DBE compliance at front. Construct wood platform in back yard. Not for use by patrons.  
*[Signature]* 6.11.21  
DEPARTMENT OF CITY PLANNING

APPROVED:  
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:  
MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:  
CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED: *Not done 6/11/21*  
BUREAU OF ENGINEERING

APPROVED:  
DEPARTMENT OF PUBLIC HEALTH

APPROVED:  
REDEVELOPMENT AGENCY

APPROVED:  
HOUSING INSPECTION DIVISION

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

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

OFFICIAL COPY



San Francisco  
Building Inspection



London N. Breed, Mayor  
Patrick O'Riordan, Interim Director

## PROPERTY OWNER'S PACKAGE

### Disclosures & Forms for Owner-Builders Applying for Construction Permits

#### IMPORTANT! NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 1318 18<sup>th</sup> ST. SF, CA. 94107.

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

#### OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

*DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.*

- 1/1 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- 1/2 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- 1/3 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- 1/4 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- 1/5 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- 1/6 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- 1/7 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

OFFICIAL COPY



8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address:

1318 18th St SE, CA 94107

11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Signature of property owner: [Signature] Date: 6-10-21

THOMAS FRECKEL MAJASIBG MEMBER BULLDOG PROPERT LLC

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): Platform + handrail

Project Location or Address: 1318 18th St SE CA 94107

Name of Authorized Agent: Gerard. Noherz/Barbi TIDEL No. 415-3021525

Address of Authorized Agent: 1167 medowendast Corte Madura 94925

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Property Owner's Signature: [Signature] Date: 6-10-21

OFFICIAL COPY



City and County of San Francisco  
Department of Building Inspection



London N. Breed, Mayor  
Tom C. Hul, S.E., C.B.O., Director

DEPARTMENT OF BUILDING INSPECTION PERMIT APPLICANT AND AUTHORIZED AGENT DISCLOSURE AND CERTIFICATION

Date: 6/11/21

New

Amended

Permit Application No. \_\_\_\_\_ Job Address: 1318 18th St

This form must be completed in its entirety in connection with an application for a building permit (Forms 1/2, 3/8, 4/7, 6 and 8). This form must be amended for all new information or change in information for duration of project. Please be advised that the Department does not regulate permit expeditors/consultants or afford them preferential treatment.

A. Permit Applicant Information

I hereby certify that for the purpose of filling an application for a building or other permit with the Central Permit Bureau, or completion of any from related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documented connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am

Check box(es):

- The owner (B)
- The authorized agent. Check entity(ies):
  - Architect (D)
  - Contractor (E)
  - Permit Consultant/Expediter (G)
  - Other
- The lessee (C)
- Engineer (D)
- Attorney (F)

Print Applicant Name: Barbi TICE (H)  
Sign Name: [Signature]

B. Name \_\_\_\_\_

Architect  Engineer  
Phone No. \_\_\_\_\_  
Firm Name \_\_\_\_\_  
License # \_\_\_\_\_  
Expiration Date \_\_\_\_\_  
Firm Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

E. General Contractor Information

Note: Complete separate licensed contractor's statement also.

Name \_\_\_\_\_  
Phone \_\_\_\_\_  
Firm Name \_\_\_\_\_  
License # \_\_\_\_\_  
Expiration Date \_\_\_\_\_  
Firm Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

- Contractor not yet selected. If this box is checked, submit an amended form when known.
- Owner-Builder. If this box is checked, submit Owner-Builder Declaration Form.

B. Owner Information

Name: Thomas Frenkel  
Phone: 415 225-2232  
Address: 1318 18th St  
SF, CA  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

C. Lessee Information

Name \_\_\_\_\_  
Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

F. Attorney Information

Name \_\_\_\_\_  
Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

D. Architect/Engineer Information

- None
- List of all Architect(s)/Engineer(s) on project:

A. Name \_\_\_\_\_  
 Architect  Engineer

Phone No. \_\_\_\_\_  
Firm Name \_\_\_\_\_  
License # \_\_\_\_\_  
Expiration Date \_\_\_\_\_  
Firm Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

G. Permit Consultant/Expediter/Authorized Agent/Others

Name \_\_\_\_\_  
Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email: \_\_\_\_\_

Please describe your relationship with the owner.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# **EXHIBIT 12**





September 7, 2018  
1:53 PM



# **EXHIBIT 13**





# **EXHIBIT 14**



# Welcome to our Permit / Complaint Tracking System!

## COMPLAINT DATA SHEET

Complaint Number: 202179193

Owner/Agent: OWNER DATA  
SUPPRESSED

Date Filed:

Owner's Phone: --

Location: 1318 18TH ST

Contact Name:

Block: 4002

Contact Phone: --

Lot: 013B

Complainant: COMPLAINANT DATA  
SUPPRESSED

Site:

Rating:

Occupancy Code:

Received By: Selby Tran

Division: BID

Complainant's Phone:

Complaint Source: TELEPHONE

Assigned to Division: BID

Description: work beyond the scope of permit. built a wood awning about the size of the footprint of backyard and excessive noise.

Instructions:

### INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6304	8	

### REFERRAL INFORMATION

#### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
06/23/21	CASE OPENED	BID	Birmingham	CASE RECEIVED	
06/24/21	OTHER BLDG/HOUSING VIOLATION	INS	Birmingham	CASE UPDATE	case reviewed, to be investigated by district inspector. MH/tt
06/25/21	OTHER BLDG/HOUSING VIOLATION	BID	Birmingham	CASE UPDATE	Left note to be contacted, sb

### COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

Inspector Contact Information

[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](#).

## Longaway, Alec (BOA)

---

**From:** AC LLC <1310.131218thstllc@gmail.com>  
**Sent:** Thursday, July 22, 2021 2:06 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Re: Appeal Nos. 21-054, 21-055, 21-057 and 21-058: 1318 18th St.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



On Thu, Jul 22, 2021 at 2:06 PM AC LLC <[1310.131218thstllc@gmail.com](mailto:1310.131218thstllc@gmail.com)> wrote:  
Hello Board Members,



I'm a concerned property owner, 1310 - 1312 18<sup>th</sup> St. LLC; within 150 feet of the subject property.  
I oppose the construction and use of the wood platform over an existing concrete patio at Blooms Saloon, 1318 18th St. (Block/Lot: 4002/013B).

As you may be aware, the owners of this building already constructed the structure during the Covid-19 lockdown, w/o the benefit of a permit. They have also constructed a HUGE tarp above the patio, which now looks like the rear yard is enclosed. It would seem as though this area isn't to be used for everyday patrons according to the planning website, (screenshot attached), and should instead abide by the conditions of their temporary use permit.

Given that this is the only commercial business on this street with rear yard excess, it gets very noisy when patrons use the patio. Their rear yard patio abuds a bunch of residential backyards (as can be seen in the Google images below).

I have attached some photos for your reference of the previously existing patio to be compared to the newly constructed patio.

Please feel free to contact me if you have any questions.

See you at the hearing next week, July 28th @ 5pm.

Regards,

1310 – 1312 18<sup>th</sup> St LLC

Regards,

1310 – 1312 18<sup>th</sup> St LLC

## Longaway, Alec (BOA)

---

**From:** AC LLC <1310.131218thstllc@gmail.com>  
**Sent:** Thursday, July 22, 2021 2:06 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal Nos. 21-054, 21-055, 21-057 and 21-058: 1318 18th St.  
**Attachments:** 1318 18th St. - Building Permit - 07212021.pdf; 1318 18th St. - Planning Applications 07212021.pdf; 1318 18th St. - Complaints 07212021.pdf; 1318 18th St. - Old Patio- 07212021.pdf; 1318 18th St. - Google Earth- Rear Facade 07212021.pdf; 1318 18th St. - Google Earth- Ariel View 07212021.pdf; 1318 18th St. - New Patio .pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Board Members,

I'm a concerned property owner, 1310 - 1312 18<sup>th</sup> St. LLC; within 150 feet of the subject property. I oppose the construction and use of the wood platform over an existing concrete patio at Blooms Saloon, 1318 18th St. (Block/Lot: 4002/013B).

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Given that this is the only commercial business on this street with rear yard excess, it gets very noisy when patrons use the patio. Their rear yard patio abuds a bunch of residential backyards (as can be seen in the Google images below).

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Please feel free to contact me if you have any questions.

See you at the hearing next week, July 28th @ 5pm.

## Longaway, Alec (BOA)

---

**From:** Mitch Shaw <mitchellshaw@gmail.com>  
**Sent:** Thursday, July 22, 2021 4:15 PM  
**To:** BoardofAppeals (PAB)  
**Subject:** Blooms (1318 18th Street) Non-Compliant Back Deck

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Mitch Shaw  
291 Missouri Street  
San Francisco, CA 94107  
[mitchellshaw@gmail.com](mailto:mitchellshaw@gmail.com)

July 20, 2021

Board of Appeals  
49 South Van Ness Ave  
Suite 1475  
San Francisco, CA 94103

Dear Board of Appeals,

I am writing to express my concerns with the back deck at Blooms that was built in January 2021. We have lived at 291 Missouri St since purchasing our home 20 years ago and have been strong supporters of our neighborhood and local businesses. Our back deck and yard open onto the back yard of Blooms, which was never permitted for use by Patrons.

In December, 2020 Blooms began construction of a new back deck with walls and raised structure as high as 12 feet. (see photo of construction on 12/16/20). Upon completion in January 2020 they began full service for patrons on this new back deck with tables, chairs, heaters, large TV for sports viewing as seen on their Facebook page (sample photos below from Jan-March).

There was an immediate and significant impact on all of the immediate neighbors in terms of privacy and excessive noise from the patrons. It was like there was a party of strangers on our back deck from lunch to late in the evening every day. Please play the short video to get a sense for the noise which even with our home's

double paned glass doors and windows closed, echoed through our home. A link to the video is below. In addition to the noise, was the invasion of privacy with non-stop patrons looking straight up into our living space.

I was shocked to hear that they applied and were granted a permit for this construction 6 months after having illegally built and used this structure with no ability for the neighbors to provide input. And for that matter, according to the Permit, this structure is explicitly NOT for patron use. In addition, my understanding is that any new or updated construction that touches property lines requires firewalls and is subject to other codes. This construction is against 3 property lines.

I would respectfully request that this permit be rescinded and that the existing restrictions against patron use of that space be enforced. Thank you in advance for your consideration and support on this matter.

Respectfully,

Mitch Shaw

**Video/Audio of noise with just 1 or 2 tables during lunch (Volume Up): <https://photos.app.goo.gl/akPTKFwmCNufuoRT9>**

**Construction on 12/16/20:**



Opening the Deck to Patrons on 1/29/21 - From Bloom's Public Facebook Account





**Blooms Saloon**  
January 29 · 🌐

The crew tests the new patio

👍❤️👏 56      8 Comments 3 Shares

👍 Like    💬 Comment    ➦ Share

Most Relevant ▾

- Terry Dalton**  
Nice Halo, Sheila 🌟 1  
Like · Reply · 24w
- Patricia Curren**  
Nice  
Like · Reply · 23w
- Edwin Schultz**  
Need 200 people jumping up and down to test structural integrity  
Like · Reply · 24w
- Gabriella Ciampallari**  
Love it!!!!  
Like · Reply · 24w
- Jim Abbotts**  
Can't wait to check it out!  
Like · Reply · 24w

Write a comment... 🗨️ 📷 📄 🗑️



**Blooms Saloon**  
February 21 · 🌐

TJ and Cale chillin

👍❤️ 11      2 Comments

👍 Like    💬 Comment    ➦ Share

Most Relevant ▾

- Mathew Ringhofer**  
That the new deck? Looks awesome!  
Like · Reply · 20w
- Mindy Zantek Ringhofer**  
Ahhhh.... miss this place.  
Like · Reply · 20w

Write a comment... 🗨️ 📷 📄 🗑️



Facebook post interface for 'Blooms Saloon' dated March 7. The post text reads: 'Good to see the flight crew again, with a little extra luggage! Congrats, Cara and Bobby!'. It shows 16 likes from Samantha Smith and 16 others. Interaction buttons for Like, Comment, and Share are visible, along with a comment input field.

**Welcome to our Permit / Complaint Tracking System!****Permit Details Report**

**Report Date:** 7/21/2021 1:31:52 PM

Application Number: 202106112243  
 Form Number: 8  
 Address(es): 4002 / 013B / 0 1318 18TH ST  
 Description: CONSTRUCT A WOOD PLATFORM OVER AN EXISTING CONCRETE PATIO, INSTALL AUTOMATIC DOOR OPENER AND ACTIVATION SWITCHES.  
 Cost: \$21,000.00  
 Occupancy Code: B-3  
 Building Use: 05 - FOOD/BEVERAGE HNDLNG

**Disposition / Stage:**

Action Date	Stage	Comments
6/11/2021	TRIAGE	
6/11/2021	FILING	
6/11/2021	FILED	
6/14/2021	APPROVED	
6/14/2021	ISSUED	
6/24/2021	SUSPEND	Per BOA Appeal 21-054
6/24/2021	SUSPEND	Per DCP letter dated 6/24/21. Contact/Corey Teague
6/29/2021	SUSPEND	Per BOA 21-057 and 21-058

**Contact Details:****Contractor Details:****Addenda Details:****Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	6/11/21	6/11/21			6/11/21	YU ZHANG REN	
2	CP-ZOC	6/11/21	6/11/21			6/11/21	CORRETTE MOSES	ABE compliance at front; construct wood platform in back yard. Not for use of patrons.
3	BLDG	6/11/21	6/11/21			6/11/21	JONES DAVID	Approved OTC a P/A for the construction of a wood deck in the rear yard of an existing struture approximately 8-10 inches above the existing concrete patio slab, DMJ 06/11/2021;
4	CPB	6/14/21	6/14/21			6/14/21	SAPHONIA COLLINS	

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

**Appointments:**

- Property
- Zoning Information
- Environmental Information **2**
- Historic Preservation **8**
- Planning Applications
- Building Permits **3**
- Other Permits
- Complaints 1**
- Appeals
- BBNs

1318 18TH ST

### Complaints

The Planning Department and the Department of Building Inspection operate programs that ensure compliance with the San Francisco Planning Code and Building Inspection Commission Codes respectively. Additionally, they respond to customer complaints of potential code violations and initiate fair and unbiased enforcement action to correct those violations and educate property owners to maintain code compliance.

Report for: **1318 18TH ST**

#### Planning Department Complaints

Active

##### 2021-006379ENF Enforcement (ENF) 1318 18th St

Opened: 6/24/2021

Status: Submitted 6/24/2021

Assigned Planner: Chen Josephine: [josephine.chen@sfgov.org](mailto:josephine.chen@sfgov.org) / 628-652-7395

Rear deck structure constructed prior to the permit, rear deck area also includes a roof, and the rear deck area is being used by customers of the commercial tenant (Bloom's Bar) without the Shared Space permit in the rear yard.

Address: 1318 18TH ST 94107

Further info:

Related Records: None

[Related Documents](#)

[Accele Citizen Access](#)

HIDE DETAILS

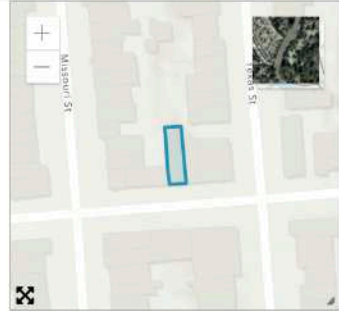
Completed

None

#### Department of Building Inspection Complaints

[View Complaint 202179193 \(1318 18TH ST\)](#)

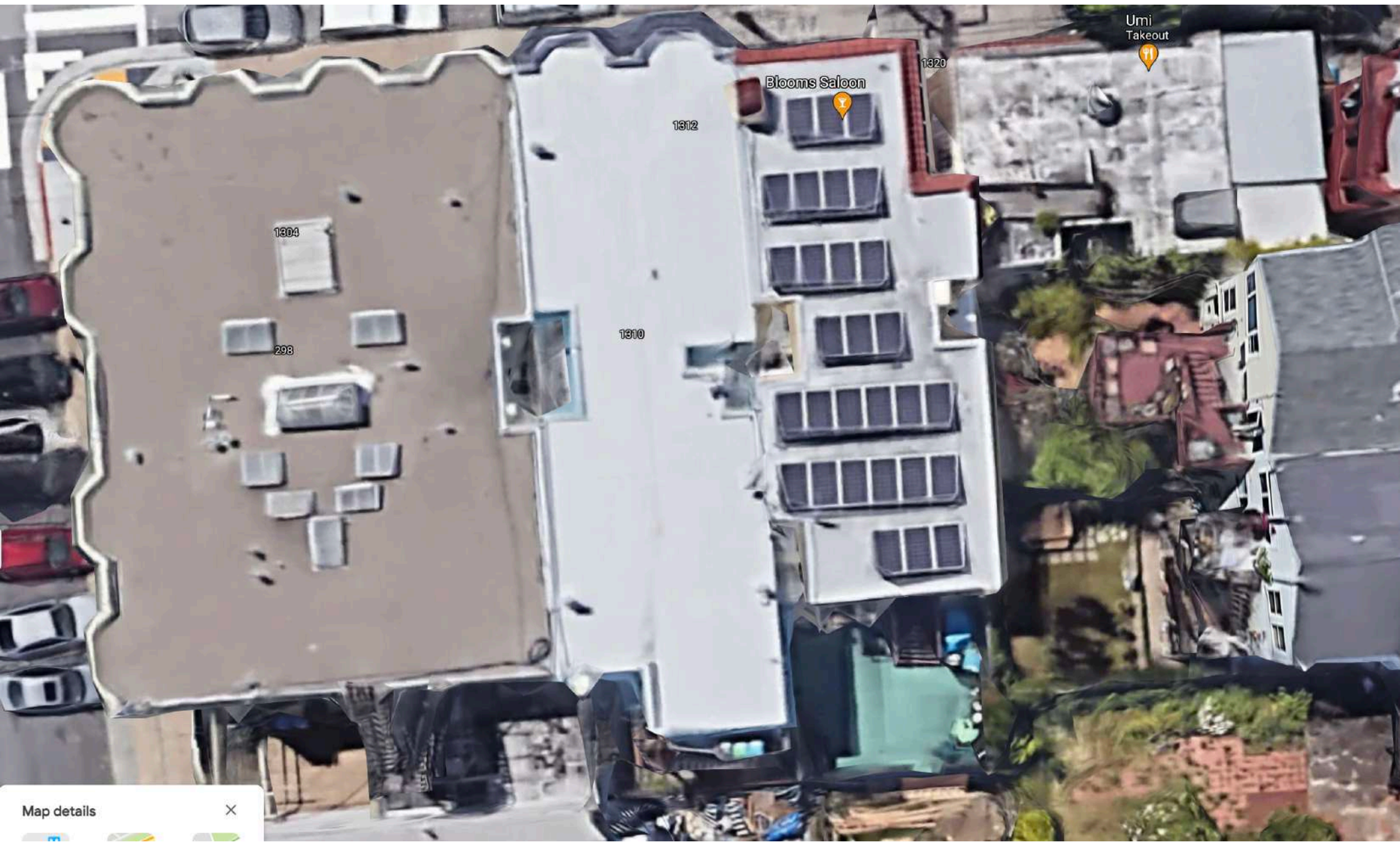
[View Complaint 200004258 \(1318 18TH ST\)](#)



#### Map Layers

Complaints - Planning





Umi  
Takeout

Blooms Saloon

1320

1312

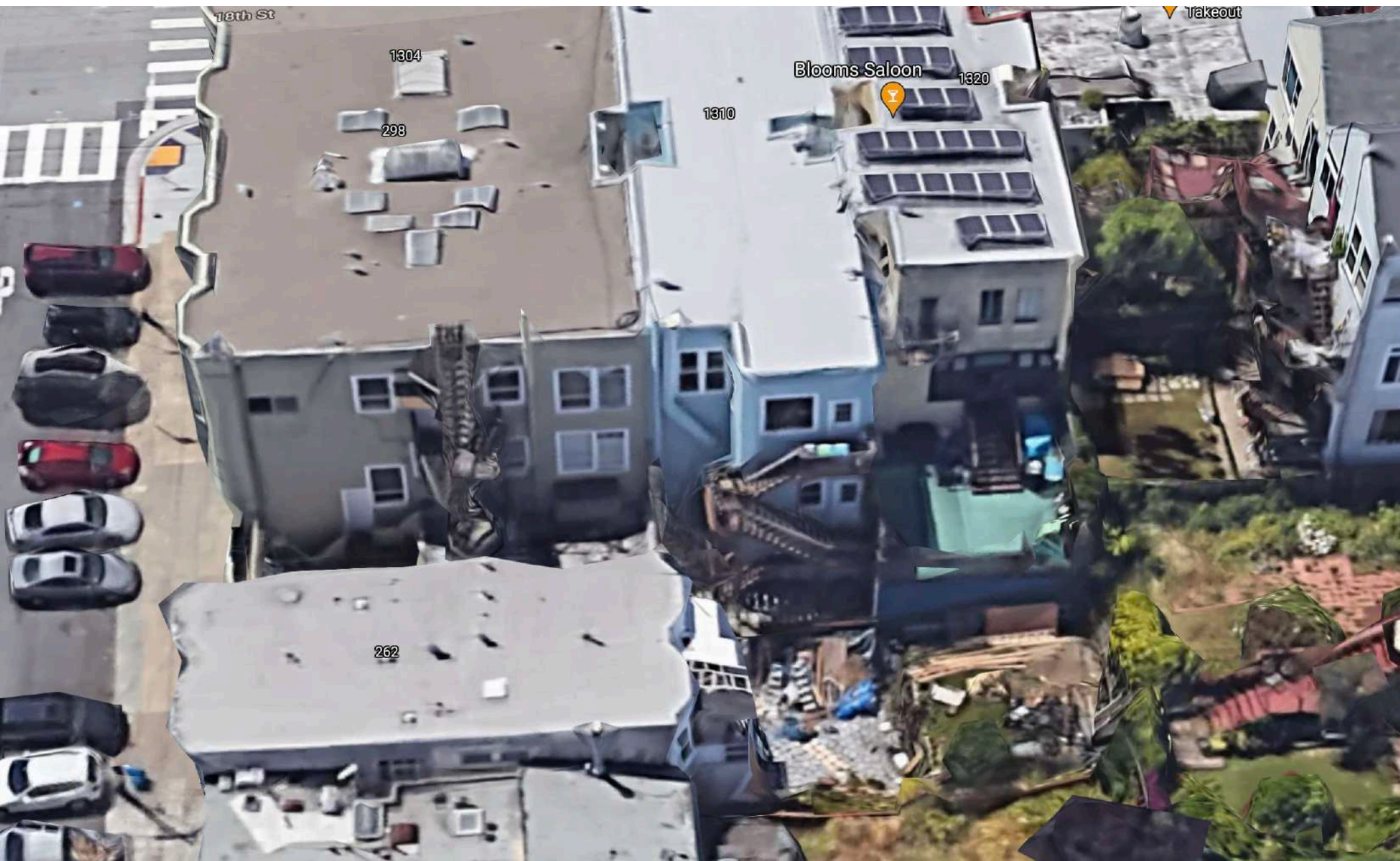
1304

298

1310

Map details X





18th St

1304

298

1310

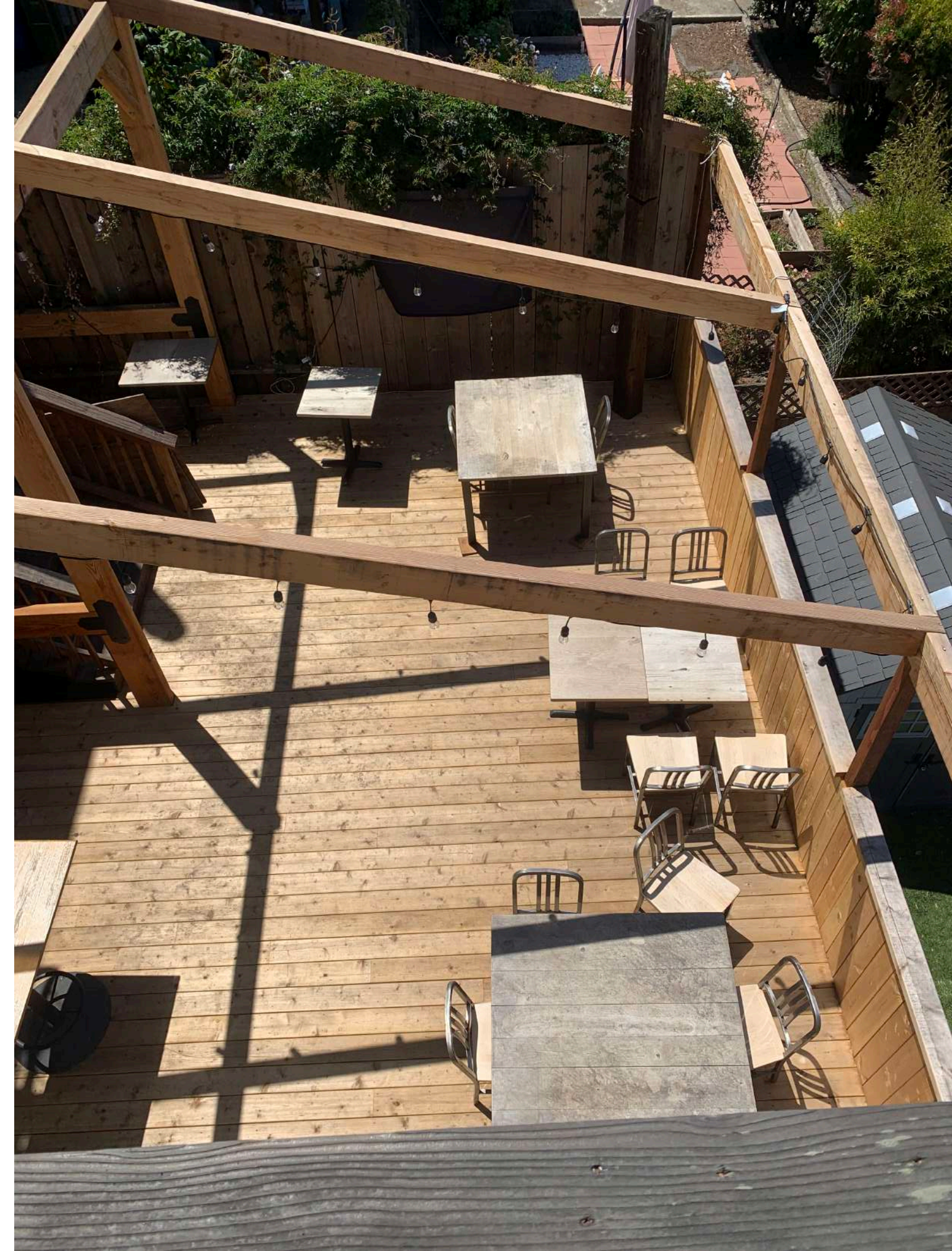
Blooms Saloon

1320

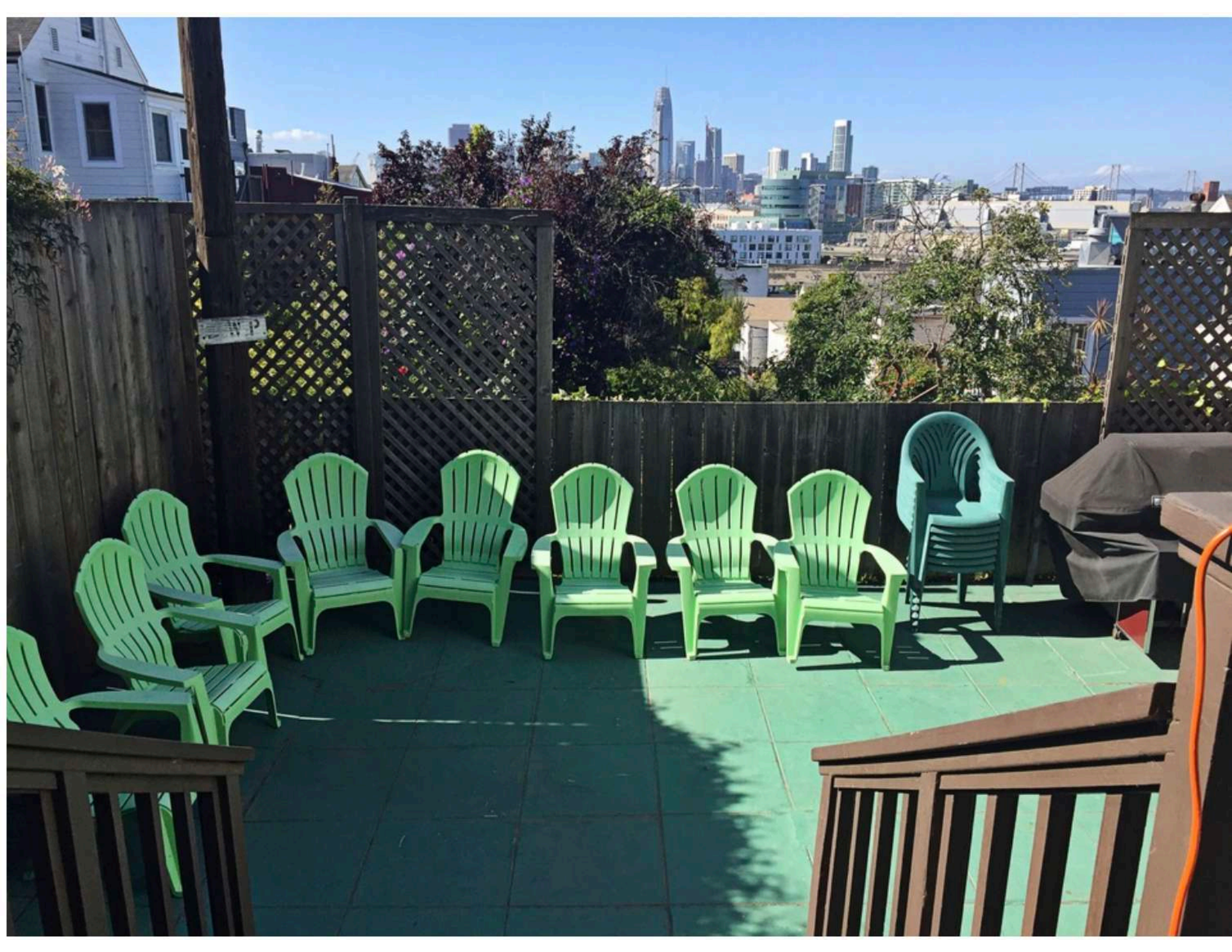
262

Takeout











- Property
- Zoning Information
- Environmental Information 2
- Historic Preservation B
- Planning Applications**
- Building Permits 3
- Other Permits
- Complaints 1
- Appeals
- BBNs

1318 18TH ST 🔍

## Planning Applications

Permits are required in San Francisco to operate a business or to perform construction activity. The Planning Department reviews most applications for these permits to ensure that the projects comply with the [Planning Code](#). The 'Project' is the activity being proposed. For a glossary of terms, visit [Planning Code section 102](#), or the [Help](#) section of this site.

Report for: **1318 18TH ST** 🔗 📄

### 2021-005912PRL Project Light (PRL) 1318 18TH ST

Opened: 6/11/2021 Status: Closed 6/11/2021  
 Assigned Planner: Corrette Moses: [moses.corrette@sfgov.org](mailto:moses.corrette@sfgov.org) / 628-652-7356  
 ABE compliance at front; construct wood platform in back yard. Not for use of patrons.

Address: 1318 18TH ST 94107

<b>Further Info:</b>	<b>Related Records:</b>
<a href="#">Related Documents</a>	<a href="#">202106112243</a> 📄
<a href="#">Project Features</a>	
<a href="#">Accela Citizen Access</a> 📄	

⌵ HIDE DETAILS

### 2019-006717GEN Generic (GEN) 1318 - 18th Street

Opened: 5/13/2019 Status: Closed - Approved 5/14/2019  
 Assigned Planner: White Elizabeth: [elizabeth.white@sfgov.org](mailto:elizabeth.white@sfgov.org) / 628-652-7557  
 TUA for backyard of business

➤ MORE DETAILS

### 2018-006955GEN Generic (GEN) 1318-1320 18th St - Fund Raiser, Holiday, Anniversary Parties

Opened: 5/10/2018 Status: Closed - Approved 5/10/2018  
 Assigned Planner: Langlie Michelle: [michelle.langlie@sfgov.org](mailto:michelle.langlie@sfgov.org) / 628-652-7410  
 TUA for parties for fundraisers and special events.

➤ MORE DETAILS

### 2017-006305GEN Generic (GEN) Fundraiser + Holiday + Anniversary Parties

Opened: 5/19/2017 Status: Closed - Approved 5/30/2017  
 Assigned Planner: Oropeza Edgar: [edgar.oropeza@sfgov.org](mailto:edgar.oropeza@sfgov.org) / 628-652-7368  
 TUA - parties for fundraisers + special events

➤ MORE DETAILS

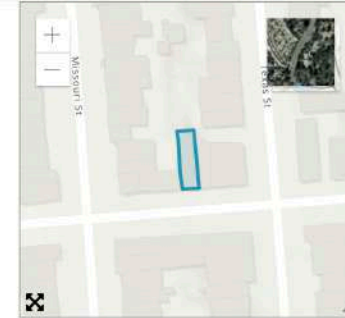
### 2016-006846GEN Generic (GEN) 1318-1320 18th Street - Fundraiser + Holiday & Anniversary Parties

Opened: 5/24/2016 Status: Closed - Approved 5/24/2016  
 Assigned Planner: ATAEB: [pic@sfgov.org](mailto:pic@sfgov.org) / 628.652.7300  
 TUA - Parties for fundraisers and special events

➤ MORE DETAILS

### 2015-006525GEN Generic (GEN) 1318 18th Street

Opened: 5/26/2015 Status: Closed - Approved 12/31/2015  
 Assigned Planner: IOMOKARO: [pic@sfgov.org](mailto:pic@sfgov.org) / 628.652.7300  
 July 4th + Anniversary Parties



#### Map Layers

- All Planning Applications
- Active Planning Applications
- Conditional Use Authorizations
- Discretionary Review - Mandatory
- Discretionary Review - Public Initiated
- Environmental Review Applications
- Preliminary Project Assessments
- Variances

## Longaway, Alec (BOA)

---

**From:** smithmike1 <smithmike1@aol.com>  
**Sent:** Friday, July 23, 2021 9:15 AM  
**To:** BoardofAppeals (PAB)  
**Subject:** Appeal numbers: 21-054, 21-057, 21-058, Bloom's bar back deck at 1218 18th Street  
Dear Board of Appeals Members,

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear members of the Board of Appeals,

This letter is late but I hope you can consider it. I am overseas with only sporadic access to a computer and internet.

I am a friend of Sharon Tetlow's and join her and her daughter for dinners on their back deck. In 2021, I came over for dinners outside on Sharon's deck several times. Over time the bar got quite loud. When the bar expanded their bar business onto their back deck, I was very surprised how loud it was. So loud that it disrupted our dinner conversations. We had to raise our voices to be heard over the boisterous bar patrons. We could hear all their conversations and it often meant we had to talk much louder to hear each other, even though we sat around one small table. The more excited the bar patrons became, the louder and louder they became.

I recently learned from Sharon that the bar's back deck was built prior to obtaining a city permit and that in early June, Blooms requested and was granted a permit, but that the permit specifically excluded use of the back deck for patrons. Yet patrons have been using the back deck and were the source of the noise I referred to above. I also learned from Sharon that the back deck cannot be used as a bar without a special permit. I'm very surprised that it is being used for a purpose that both the building code and the June 14 "permit" specifically exclude.

Having experienced the noise from Bloom's, I understand why the city has the code in place excluding bar patrons from a shared back area. The noise is invasive and disruptive.

I think you should revoke that permit and frankly you should require removal of the new construction. That new construction is quite obviously intended to be used for bar patrons. Your original city codes are good ones and you should make Blooms' abide by them.

Thank you for hearing me.

Michael Smith  
620 Natoma Street  
San Francisco CA 94103

[Sent from the all new AOL app for iOS](#)