BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
ELLEN TSANG,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **17-187**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on December 05, 2017, 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 November 20, 2017 to Craig & Marina Greenwood, of a Site Permit (remodel upper unit of two-unit building; change rear portion of existing gable roof to flat roof with roof deck above; interior remodel of third floor below roof, including remodeled bathroom; new stair to roof; remodel interior stair; new small deck at level three) at 2650-2652 Hyde Street.

APPLICATION NO. 2015/07/08/0940S

FOR HEARING ON February 07, 2018

Address of Appellant(s):	Address of Other Parties:
Ellen Tsang, Appellant 769 North Point Street San Francisco, CA 94109	Craig & Marina Greenwood, Permit Holders 2650-1652 Hyde Street San Francisco, CA 94109

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
EDGAR BRINCAT, Appellant(s)

vs.

DEPARTMENT OF BUILDING INSPECTION,
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **17-188**

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APPLICATION NO. 2015/07/08/0940S

FOR HEARING ON February 07, 2017

Address of Appellant(s):	Address of Other Parties:
Edgar Brincat, Appellant 769 North Point Street San Francisco, CA 94109	Craig & Marina Greenwood, Permit Holders 2650-2652 Hyde Street San Francisco, CA 94109

BOARD OF APPEALS

Date Filed: DEC 0 5 2017

APPEAL # 17-187

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT OF APPEAL

I / We, **Ellen Tsang**, hereby appeal the following departmental action: **ISSUANCE** of **Site Permit No. 2015/07/08/0940S** by the **Department of Building Inspection** which was issued or became effective on: **November 20, 2017**, to: **Craig & Marina Greenwood**, for the property located at: **2650-2652 Hyde 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: **January 18, 2018**, **(no later than three Thursdays prior to the hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with eleven (11) copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day. In addition, an electronic copy should be emailed to: boardofappeals@sfgov.org if possible.

Respondent's and Other Parties' Briefs are due on or before: **February 01, 2018**, **(no later than one Thursday prior to hearing date)**, up to 12 pages in length, doubled-spaced, with unlimited exhibits, with eleven (11) copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day. In addition, an electronic copy should be emailed to: boardofappeals@sfgov.org if possible.

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

Hearing Date: **Wednesday, February 07, 2018, 5:00 p.m., City Hall, Room 416,** One Dr. Carlton B. Goodlett Place.

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 submit eleven (11) copies of all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. 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 at the Board's office. 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.

If you have any questions please call the Board of Appeals at 415-575-6880

The reasons for this appeal are as follows:

Don't agree with the project.

Appellant or Agent (Circle One):

Signature: _____

Print Name: Ellen Tsang

BOARD OF APPEALS

DEC 0 5 2017

APPEAL # 17-187

APPROVED Dept. of Building Insp.

NOV 20 2017

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR REPRODUCTION
ACCEPTED DIRECTOR
TOM C. HUI, S.E.
DEPT. OF BUILDING INSPECTION BY

APPROVED Dept. of Building Insp

Capacity Charges
Water
NOV 20 2017
DC 10/2/17
Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

SITE PERMIT
JUL 0 8 2015
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

BUILDING ENLARGEMENT DESCRIPTION
VERTICAL
HORIZONTAL

APPEAL # 17-187
DEC 05 2017
BOARD OF APPEALS

APPROVED FOR ISSUANCE
NOV 20 2017

BLDG. FORM 3/8

APPLICATION NUMBER
2015-07-08-0940S

OSHA APPROVAL REQ'D ☐
APPROVAL NUMBER

2015365361, 2016059847 (BID)

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☐ OVER-THE-COUNTER ISSUANCE

OR

2 NUMBER OF PLAN SETS

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.

0027/019

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
JUL 0 8 2015	1507683	2650-52 HYDE STREET	

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST:
1444974	NOV 20 2017	$ ~~175,000~~	BY: 275,000 DATE: 10/30/17

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
V-B	3	1	RESIDENCE DUPLEX	R-3	2

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
V-B	3	1	RESIDENCE DUPLEX	R-3	2

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(12) ELECTRICAL WORK TO BE PERFORMED?	(13) PLUMBING WORK TO BE PERFORMED?
YES ☐ NO ☒	YES ☒ NO ☐	YES ☒ NO ☐	YES ☒ NO ☐

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
OWNER					

(15) OWNER - ~~LESSEE~~ (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
CRAIG + MARINA GREENWOOD	2650 HYDE ST. SF CA			415-606-1061

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

REMODEL TO UPPER UNIT OF 2 UNIT BUILDING:
- CHANGE REAR PORTION OF (E) GABLE ROOF TO FLAT ROOF W/ ROOF DECK ABOVE. INTERIOR REMODEL OF THIRD FLOOR BELOW ROOF.
- NEW STAIR TO ROOF. REMODEL INTERIOR STAIR. NEW SMALL DECK AT LEVEL 3.
- INCLUDING 1 NEW BATHROOM.

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 HORIZ. EXTENSION TO BUILDING?	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA
YES ☐ NO ☐		YES ☐ NO ☐	SQ. FT.

(21) WILL SIDEWALK OVER SUB-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?
YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

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

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

MAYOR'S ORDINANCE - EXTENDED
Disturbance of at least 50 cu. yd. of soil.
☐ Yes ☒ No
If yes, route to DPH for compliance with Ordinance

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 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, 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 (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.

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 (III), (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 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 _____
Policy Number _____

( ) 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 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.

(X) 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.

Signature of Applicant or Agent — Date: 07/08/15

REV 06/13

OFFICE COPY

CONDITIONS AND STIPULATIONS

REFER TO:		
	APPROVED: JOSEPH OSPITAL, DBI OCT 30 2017 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** Per plans, application, variance decision, and DRA-0520, removal of the existing gable roof at rear of building and construction of new flat roof with roof deck above, with 5' setbacks along rear and north side of building, accessed by external stair, new shed dormer at south side of existing gable, and interior work. 5/1/17 DEPARTMENT OF CITY PLANNING	DATE: REASON: NOTIFIED MR.
☒	**APPROVED:** MA R3 Amy Eng BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** MA MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** SFPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL (415) 554-7149 TO SCHEDULE By 9/14/17 Rassendyll Dennis, SFPW/BSM BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** SFPUC Diana Chung 10/2/17 SFPUC ~~REDEVELOPMENT AGENCY~~	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** N/A 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

BOARD OF APPEALS

Date Filed: DEC 05 2017

APPEAL # 17-188

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT OF APPEAL

I / We, **Edgar Brincat**, hereby appeal the following departmental action: **ISSUANCE** of **Site Permit No. 2015/07/08/0940S** by the **Department of Building Inspection** which was issued or became effective on: **November 20, 2017**, to: **Craig & Marina Greenwood**, for the property located at: **2650-2652 Hyde Street**.

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If you have any questions please call the Board of Appeals at 415-575-6880

The reasons for this appeal are as follows:

I disagree with the project.

Appellant or Agent (Circle One):

Signature: _____

Print Name: Ellen Tsang FOR Edgar Brincat

BOARD OF APPEALS

DEC 05 2017

APPEAL # 17-188

APPROVED Dept. of Building Insp.

NOV 20 2017

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR REPRODUCTION
ACCEPTED
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED Dept. of Building Insp

Capacity Charges

NOV 20 2017

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

SITE PERMIT

JUL 08 2015

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

BUILDING ENLARGEMENT DESCRIPTION
☐ VERTICAL
☐ HORIZONTAL

APPEAL # 17-187

NOV 20 2017

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER 2015-07-08-0940S

OSHA APPROVAL REQ'D ☐

APPROVAL NUMBER

201585561, 201665984 (BD)

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☐ OVER-THE-COUNTER ISSUANCE

OR

2 NUMBER OF PLAN SETS

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0027/019

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
JUL 08 2015	1507683	2650-52 HYDE STREET	

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST:
1444974	NOV 20 2017	~~$125,000~~	BY: 275,000 DATE: 10/30/17

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

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V-B	3	1	RESIDENCE DUPLEX	R-3	2

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

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YES ☐ NO ☒	YES ☒ NO ☐	YES ☒ NO ☐	YES ☒ NO ☐

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
OWNER					

(15) OWNER - ~~LESSEE~~ (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
CRAIG + MARINA GREENWOOD	2650 HYDE ST. SF CA			415-606-1061

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

REMODEL TO UPPER UNIT OF 2 UNIT BUILDING: - INCLUDING (1) NEW BATHROOM.

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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 HORIZ. EXTENSION TO BUILDING?	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
YES ☐ NO ☐		YES ☐ NO ☐	

(21) WILL SIDEWALK OVER SUB-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?
YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

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

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

MARINA ORDINANCE - EXTENDED
Disturbance of at least 50 cu. yd. of soil.
☐ Yes ☒ No
If yes, refer to DPH for compliance with Ordinance

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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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).

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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.

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 (III), (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 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 _____

Policy Number _____

( ) 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 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.

(X) 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.

Signature of Applicant or Agent — Date 07/08/15

REV 06/13

OFFICE COPY

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:	DATE: / REASON:
	JOSEPH OSPITAL, DBI OCT 30 2017 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	NOTIFIED MR.
☐	**APPROVED:** Per plans, application, variance decision, and DRA-0520, removal of the existing gable roof at rear of building and construction of new flat roof with roof deck above, with 5' setbacks along rear and north side of building, accessed by external stair, new shed dormer at south side of existing gable, and interior work. DEPARTMENT OF CITY PLANNING 5/1/17	DATE: / REASON: / NOTIFIED MR.
☒	**APPROVED:** MA R3 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: / REASON: / NOTIFIED MR.
☐	APPROVED: MA MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: / REASON: / NOTIFIED MR.
☐	**APPROVED:** CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: / REASON: / NOTIFIED MR.
☐	**APPROVED:** SFPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL (415) 554-7149 TO SCHEDULE By 9/6/17 Rassendyll Dennis, SFPW/BSM BUREAU OF ENGINEERING	DATE: / REASON: / NOTIFIED MR.
☐	**APPROVED:** DEPARTMENT OF PUBLIC HEALTH	DATE: / REASON: / NOTIFIED MR.
☐	**APPROVED:** SFPUC Diana Chung 10/2/17 SFPUC ~~REDEVELOPMENT AGENCY~~	DATE: / REASON: / NOTIFIED MR.
☐	**APPROVED:** N/A HOUSING INSPECTION DIVISION	DATE: / REASON: / NOTIFIED MR.

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

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

HD 2/7/18

FILE

Dear President Darryl Honda and Board of Appeals Commissioners:

BOARD OF APPEALS
JAN 18 2018
APPEAL # 17-187

Re: 2650-52 Hyde Street, Permit No. 2015-07-08-0940S
No. 17-187

2650-52 HYDE STREET AND PROPERTY OWNER

Mr. Craig Greenwood ("Greenwood") is the permit applicant/holder and owner of 2650-52 Hyde Street. Mr. Greenwood and The Prado Group purchased the subject property on 6/8/2004. (from RealQuest.com) Mr. Greenwood is Principal and Co-Founder of the Prado Group which is a privately held real estate development and investment management company. Since its inception in 2003, Prado has invested in over **60** properties with a significant portfolio located in the city of San Francisco. (pradogroup.com)

Mr. Greenwood is an experienced real estate developer.

2650-52 Hyde is a residential 2-unit, 4 stories building. The Greenwoods and their two children occupy both units.

PERMIT HISTORY

Mr. Greenwood and his professional team have a long history of submitting inaccurate applications and plans and have work done without permits and/or without inspections but claimed these are site existing conditions that in fact do not exist.

For example, when this site did not have a garage, in the plans submitted to Planning and Building Departments certifying with his Engineer Harold Edward Howell's stamps and signatures that they had an existing garage; falsely certified by field inspection that a same street tree was 4 feet North from the actual location then changed it to 4 feet South of the actual location on the plans.

City approved their inaccurate applications and plans.

///

But State of California Board For Professional Engineer issued an Order against Mr. Greenwood's Engineer Harold E. Howell and Department of Justice, Attorney General's office was involved and reached a settlement with Greenwood's Engineer. **(Exh. A)**

Greenwood has done construction works without permits and received numerous Notice of Violations. He filed permit for major constructions of $550,000.00, withdrew it, and then broke it down into several smaller projects. This piece-meal approach appears deliberate and calculated to circumvent the building code, planning code and notification requirements, to harm our property and our tenants at 769 North Point Street. (**Exh. B & Exh. C** and DBI online permit and complaint tracking)

The same misrepresentation is being submitted for this project.

PROJECT IS NOT CODE COMPLIANT AND APPLICATION AND PLANTS ARE INACCURATE

The Code requires application and plans must be accurate but theirs' are not.

The new project in part, will demolish the gable roof to build a new large box type construction 10 foot 6 inches in height and a 5th new roof deck over it, in violation of Planning code section 134 and invade our privacy tremendously and block our sunlight and daylight. Planning Requirement is: **"projects with roof decks by setting railings back from building edges by at least 5 feet in order to mitigate privacy concerns"** and requires this project to have 5-foot setbacks for the new uppermost roof deck railings along the eastern (rear) and northern edges of the building.

In the new plans, the roof deck railings remain at the edge of the building but add another paralleled roof railing to the roof deck railing at the edge of the building.

The 5 feet setback railing from the edges of the building should be the only railing for "the new uppermost roof deck railings along the eastern (rear) and northern edges of the building" and should have No planter, No plants in the setback areas and setback areas should inaccessible.

2650-52 Hyde Street's lot size is 84'6" x 22' and there is a 3' easement. The plans incorrectly state that the property is 87'6"x22". **(Exh. D).** Greenwood now also changes "Easement" to "Passage".

Our property at 769 North Point has access door to this 3'easement.

The project exceeds the 40' height limit, not in code compliant. The plans wrongly state the building height does not exceed 40' based on their incorrect dimensions. In the plans they certify that they use Greenwood's prior Architect Robert Mittelstadt's Grade Plane Line and Measurements which were certified by Mittelstadt with his signature and stamp. When they realized that Mittelstadt's Grade Plane Line made the structure several feet higher thus in violation of the maximum height limit of 40', they then moved their Grade Plane Line to a new position about 4' higher than AIA Mittelstadt's in order to manipulate the 40' height limit requirement, only on paper/plans but not the existing condition.

Mr. Dean Martelli, Architect for this project informed Planner Andrew Perry that they had a survey performed and use it in their 2017 plans. Planner Perry told me to request for copy from Martelli. I did that but Architect Martelli refused to provide a copy. **(Exh. E)** In 2017, I witnessed only one person Dean Martelli who is not a licensed surveyor, trespassed onto our property to do measurements of our structures for his self serving purpose over my repeat objections of his trespasses.

They claimed their building is a 3 stories + basement but with full knowledge it is a 4 story building. The Plans in DBI possession, there is a DBI's Note attached to the Plans stating" **Lower level floor surface exceeds 12' to grade Does not meet definition of Basement."** DBI may have removed this note now but at least 4 people have seen it and DBI staff told us that this note is part of the plans.

DBI plan checker told us that Greenwood now changes the height from exceeds 12 feet to 11 feet 11 inches on plans but without a permit and plan to make the change. He reduces the height to 11 feet 11 inches to circumvent the earthquake retrofitted code which applies to 4 story building.

Their plans state "see structural drawing" **but there is NO structural drawing.**

Greenwood submitted plans to Planning certifying that he would apply for a separate permit to remove lots of soil from the unexcavated area behind the garage in the rear yard but he has not applied. The plans he submitted to Building showing now he would do the excavation – earth movement work which is close to our building, without detailed plans and calculation and can be detrimental to our

building. Greenwood does not disclose this big Earth Movement job in the permit scope of All work.

The height of same garage door has been changed from the plan sheet to plan sheet, from **7 feet** to **7 feet 9 ½ inches,** then to **8 feet 1 inch,** each and every different measurement is certified by his current Architect. This garage door work is also not included in the scope of ALL work.

Greenwood recent plans state they place many large planters and plants between the two set of paralleled roof deck railings along eastern (rear) and northern edges of the building. Planters and Plants will obstruct the clear railing and thus block our sunlight and daylight. Access to the setback areas will further invade our privacy.

Plants need maintenance. They have watered their plants on the existing decks, the water running onto our property because no proper drainages have been installed. More new planter and plans on the roof deck over 4th floor will allow more water running onto our property in violation the code.

Permit application item #16 requires Greenwood to describe the scope of **ALL** work to be performed but he did not disclose that he will construct a new large dormer and remove large amount of soil from the unexcavated area, change the height of garage door and the garage, reduce the height of lower level floor from exceed 12' to 11'11", build two sets of paralleled roof deck railings, one remains at the edge of the building in violation of Planning's requirements, the list goes on.

MAHER NO was placed in the application. DBI staff informed me in writing: "This is due to the applicant response of "NO," stating there is no disturbance of at least 50 cu. yd of soil." Greenwood is neither an Architect nor Engineer, without calculations, he does not know how many cu yd of soil he will remove from an unexcavated area. In the past, he testified he did not remove much soil but in fact removed 296 cu yd of soil thus caused our building to shake, when he built his garage.

CURENT PROJECT AND NEGATIVE IMPACTS ON OUR PROPERTY WHICH IS THE ONLY ADJACDENT PROPERTY TO 2650-52 HYDE STREET'S REAR YARD

The new large box type expansion and a new roof deck above it are in violation of planning code

134, and to build two set of roof deck railings which are paralleled to each other and one is at the edge of the building are in violation of Planning's requirements; to place big planters and plans between these railings will further invade our privacy and block our sunlight and daylight.

769 North Point is a residential 2 units building and has tenants. We are the only adjacent neighbors to 2650-52 Hyde Street's rear yard. Our building is located much lower than 2650-52 Hyde Street.

I am a senior Asian woman and stay home lots of times. I have lived in 769 North Point Street for 28 years and expect our rights are protected. Our privacy is protected by law.

They already has three (3) existing decks and to allow them to build two more decks totaling 5 decks will give them greater amenities and rights that none of the surrounding neighbor posses. The surrounding neighbors only have from No deck to one deck. (Google map) To allow them to build total 5 decks does not confirm with Residential Design Guidelines.

People at 2650-52 Hyde Street, have stood on the existing decks, looking down at us and took picture of us, in violation of our privacy. They have used the decks and exterior stairs to harass us.

They have stood on the existing roof and stairs using blower to blow the dirt, dried leaves, etc onto our property and at me.

When watering their plants, the water running onto our property because no proper drainages have been installed. You now permit them to run their water from the planters placed on the new roof deck above 4th floor, in the required setback areas and blow more dirt, dried leaves, etc. onto our property and at me. Why our rights, our safety and health will not be recognized and protected?

I have repeatedly requested Planners and Planning Department for all the public records of this project since May 19, 2016. They failed to comply. I was forced to file Sunshine Complaints. Sunshine Ordinance Task Force issued several Orders against Planning for violation of Sunshine Law Sections 67.21 and 67.25.

DBI's plan checker issued his "Architectural Plan Review Comments" but refused to provide a copy of this public record. After Sunshine Request, DBI provided a copy. The Comments require Greenwood

and his Architect to provide a written response/response letter that clearly, concisely and comprehensively addresses the comments. DBI produced NO Greenwood's written response/letter. DBI finally admitted that 2650-52 Hyde is 4 story building. We were told that now Greenwood intended to pre grade to make the building a 3 story in a separate permit but this work is not disclosed in this permit and no separate permit has been filed and is not an existing condition as a 3 story building. DBI approved the project anyway telling us that 3 story or 4 stories should not be the neighbor's concerns.

Building Code requires permit applicant to submit accurate application and plans, and requires 4 stories building to be Earthquake retrofitted. DBI allows Greenwood to claim a 4 story to be a 3 story building without require Greenwood to comply with the codes. New exterior expansion on a 4 story building without code compliant has great negative impacts on our building and the tenant's safety and health and our right to express our concerns should be honored.

DBI and Planning Department keep stating that they approve a project based on the permit application and not consider the work that may be done or not be done in separate permit because there is no separate permit is filed, no plans for such separate permit that they can review and make determination.

But for this project, DBI and Planning Department approved this permit based on constructions that are not the existing conditions or allowed Greenwood to claim he would change the conditions in separate permits that do not currently exist and may not happen.

Both Planning and DBI state repeatedly that they are satisfied with the plans that have Greenwood's Architect's stamps and signatures and will not verify the exact site condition regardless the plans and applications are inaccurate and ignore the fact that Greenwood and his team have long history submitting inaccurate plans and permits including this current one.

I followed DBI's process by sending a letter by registered mail and delivered it to Mr. Greenwood for his plans. **(Exh. F)** but he refused. Hope that he is willing to provide his plants to this Board.

GREENWOOD AND HIS TEAM HAVE MADE INVALID COMPLAINTS AGAINST OUR KITCHEN, BATROOM WINDOWS FOR ILLEGITIMATE PURPOSES

They know that our property is a Victorian which was built over 100 years ago. But since 2004 they started making complaints against our kitchen and bathroom windows without permit. DBI already concluded our window openings are existing and have been in place for many years pre-dating code restrictions. **(Exh. G)** On April 27, 2017 they continued making the same invalid complaint for illegitimate purpose that is continue invading our privacy and harassing us.

CONCLUSION

This is a big project and we are not against the whole project but only the portion of exterior constructions which are not code compliant and in violation of Planning's requirement.

For the reasons stated above, we resentfully ask you to grant our requests as following:

The height of new exterior expansion should be **40'** with supporting document;

The height of new box type construction should be 8' height not be built to 10'6" height; to comply with Planning's requirement only one new roof deck railing to be built with **setback 5'** from the eastern and northern of the **edge of the building**; the setback areas must be **inaccessible, no planters, no plants** in the setback areas in order to protect our privacy, to insure the clear railing, our sunlight and daylight not be blocked.

This large project should be placed on hold until you require Mr. Greenwood to provide accurate application and plans with supporting documents – survey, recorded document for lot size and full scope of ALL work, and accurate plans that should show the actual and true conditions and measurements, to provide written responses/letter to address DBI's Architectural Plans Review Comments **(Exh. H)**

You should not support Planning Department and DBI's practice which is to approve this project with many different, inaccurate measurements for the same structures and for the work that Greenwood does not disclose in the permit application but claims some work would be done in separate permits which do not exist currently, continue allowing him to claim the conditions that he may not obtain a separate permit to do in the future, as existing conditions.

We the public and neighbors should have right to review the accurate application and plans including Mr. Greenwood's Engineer's plans and calculations. He should not be allowed to build whatever he wants. City staff informed us that after this hearing, this is it, no more appeal, the project will be giving green light all the way regardless it is not in code compliant, in violation of Planning requirement and ignore the fact that Greenwood claims the conditions and measurements to be existing are incorrect.

Please instruct DBI to exercise due diligence to prevent this experience developer from sidestepping code requirements and DBI should do their job by going to the site to verify the existing site conditions.

City should hire a Neutral 3rd party who is a licensed surveyor to verify the Plane Grade Line because the Greenwood has changed the same Plane Grade Line to different locations from plant sheet to plan sheet but certified that they are all true and correct with his Architects' signatures and stamps. The certifications are false. It happened in the past and it is happening again.

When you allow City to approve this project based on assumption that Greenwood would apply separate permit to do works that he does not disclose in this permit application and continue to ignore the fact that the conditions on the plans are not the existing site conditions but allow him simply changes the measurements on paper/ plans to get his project approval when he realized these measurements do not meet the code requirements, you and the Building and Planning Department shall apply this practice/policy to all other permit applicants so that everyone can manipulate the codes the same way Greenwood has done to get his projects approved so successfully.

Our building was to shake when Mr. Greenwood submit inaccurate application and plans to build his new garage with some city officials' full support and gave it a green line all the way. History should not be repeated. City is well informed in advance again this time.

Thank you.

Respectfully submitted,

Ellen Tsang

Exh. A

BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS
2535 Capitol Oaks Drive, Suite 300, Sacramento, California, 95833-2944
Telephone: (916) 263-2222 – Toll Free: 1-866-780-5370
Facsimile: (916) 263-2246
www.pels.ca.gov & www.geology.ca.gov

AFFIRMED
CITATION ORDER
10091-L

ISSUED TO

HAROLD EDWARD HOWELL
4114 OPAL STREET
OAKLAND, CA 94609

ON MARCH 23, 2012

2007-12-530
LICENSED

RICHARD B. MOORE, PLS, in his official capacity as the Executive Officer for the Board for Professional Engineers, Land Surveyors, and Geologists (hereinafter referred to as the "Board"), issues this citation in accordance with Title 16, California Code of Regulations section 473 for the violation(s) described below.

ORDER OF ABATEMENT

The Board hereby orders you to comply with Business and Professions Code section(s) 6775(b) and 6775(c).

ORDER TO PAY ADMINISTRATIVE FINE

The Board hereby orders you to pay an administrative fine in the amount of $2,000.00 as provided for by Title 16, Division 5, Section 473.1(c) of the California Code of Regulations for the violation of Section(s) 6775(b) and 6775(c) of the Business and Professions Code within thirty (30) days of the date the citation becomes final.

Licensing History

The records of the Board show that on December 18, 1967, the Board issued a Civil Engineer license number C 17591 to Harold Edward Howell; license number C 17591 expires on June 30, 2013, unless renewed.

Cause for Citation

An investigation, including a review by at least one licensee of the Board who is competent in the branch of professional engineering or professional land surveying most relevant to the subject matter, determined that you have violated he Professional Engineers Act related to a project identified as 2650-52 Hyde Street in San Francisco, California, for which you were hired on or about October 28, 2005. Specifically, you were negligent in your performance of civil engineering, a violation of Business and Professions Code section 6775(c), related to the aforementioned project in that the design work contained the following deficiencies:

- The design for the header beam across the new garage door opening, and any required strengthening of the walls on either side of the new garage door opening, are not shown on the plans.
- There is no design for the new stairs at the back of the house.
- There are no foundation, floor and framing details for the storage room.
- The exact location of the existing street tree is not correctly identified on the plans.

You also violated Business and Professions Code section 6775(b) in that the plans you prepared misrepresented some of the existing conditions that impact the work and the required permits. Specifically, you did not properly represent the exact location of the street tree and your plans referred to the existing space under the house as a basement when it was actually a crawl space.

6775. Complaints against Professional Engineers

The Board may receive and investigate complaints against registered professional engineers, and make findings thereon.

By a majority vote, the board may reprove, suspend for a period not to exceed two years, or revoke the certificate of any professional engineer registered under this chapter:

(a) Who has been convicted of a crime substantially related to the qualifications, functions and duties of a registered professional engineer, in which case the certified record of conviction shall be conclusive evidence thereof.

(b) Who has been found guilty by the board of any deceit, misrepresentation, or fraud, in his or her practice.

(c) Who has been found guilty by the board of negligence or incompetence in his or her practice.

(d) Who has been found guilty by the board of any breach or violation of a contract to provide professional engineering services.

(e) Who has been found guilty of any fraud or deceit in obtaining his or her certificate.

(f) Who aids or abets any person in the violation of any provision of this chapter.

(g) Who in the course of the practice of professional engineering has been found guilty by the board of having violated a rule or regulation of unprofessional conduct adopted by the board.

(h) Who violates any provision of this chapter.

Payment Information

Payment of any fine shall not constitute an admission of the violation charged. (Business and Professions Code section 125.9(b)(4)) Where a fine is paid to satisfy an assessment based on the finding of a violation, payment of the fine shall be represented as satisfactory resolution of the matter for purposes of public disclosure. (B & P 125.9(d).) Payment of the administrative fine should be made to the Board for Professional Engineers, Land Surveyors, and Geologists, 2535 Capitol Oaks Drive, Suite 300, Sacramento, CA, 95833-2926.

Appeal and Compliance Information

Unless appealed, this citation shall become a final order of the Board 30 days after the Date of Issuance. Payment of the Administrative Fine is due within 30 days of the date the citation becomes final.

The failure of a professional engineer or professional land surveyor to comply with the order of abatement or pay the administrative fine after a citation becomes final is grounds for suspension or revocation of his or her license. If a citation is not appealed and the cited person fails to pay the entire fine, the balance due for the fine shall be added to the renewal fee for the license, and the license shall not be renewed until the fine(s) is/are paid in full.

To appeal this citation or any portion thereof, complete the enclosed "notice of appeal" form and submit it to the Board within 30 days of the date of issuance of this citation. Failure to submit a written request for an administrative hearing within 30 days of the date of issuance of this citation will waive your right to appeal this citation.

Richard B. Moore, PLS, Executive Officer

KAMALA D. HARRIS
Attorney General

State of California
DEPARTMENT OF JUSTICE
1515 CLAY STREET, 20TH FLOOR, P.O. BOX 70550
OAKLAND, CALIFORNIA 94612-0550

Public: (510) 622-2100
Telephone: (510) 622-2221
Facsimile: (510) 622-2270
E-Mail: Susana.Gonzales@doj.ca.gov

March 9, 2016

Ellen Tsang
769 North Point Street
San Francisco, CA 94109

Re: HEARING CANCELED
In the Matter of the Accusation Against: Harold Edward Howell, Respondent
Board for Professional Engineers, Land Surveyors, and Geologists Case No. 1082-A

Dear Ms. Tsang:

You were to appear as a witness at the hearing in this case, which was scheduled as follows:

Dates of Hearing: March 14, 2016 **Time:** 09:00 .m.

Location: Office of Administrative Hearings
1515 Clay Street, Suite 206
Oakland, CA 94612

The Respondent has entered into a stipulated settlement that is now pending before the Board for Professional Engineers, Land Surveyors, and Geologists. The hearing is being taken off calendar and you will no longer be required to appear as a witness, as previously scheduled. You will be contacted if we need to reschedule the matter for hearing.

This office and the Board for Professional Engineers, Land Surveyors, and Geologists greatly appreciate your assistance in this matter. Our system of consumer protection through professional discipline and accountability could not function without the participation of people like you.

Hearing Canceled
March 9, 2016

Please contact me at (510) 622-2221 if you have any questions regarding this case.

Sincerely,

SUSANA A. GONZALES
Deputy Attorney General

For KAMALA D. HARRIS
Attorney General

SAG:JVH

SF2014902139
90627560.doc

Exh. B

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

GAVIN NEWSOM, MAYOR
AMY LEE - ACTING DIRECTOR

January 3, 2007

Ellen Tsang and
Residents of
769 North Point
San Francisco, CA 94109

Re: 2650-2652 Hyde Street

Dear Residents of 769 North Point,

Building Permit Application Number 200610185315 was filed on October 18th 2006 for an extensive scope of work which includes the construction of a basement garage, the installation of a five stop elevator, a roof deck at the fourth floor, and the replacement of non-conforming interior stairs. The legalization of the occupancy on the top floor will also be included under this permit because there is an outstanding Notice of Violation on the property.

I have discussed your specific areas of concern with Sarah Vellve, the Planning Department staff member who currently has this matter under review. She has also been copied on your correspondence so she can address the items point by point during her plan check. She is very much aware of your issues and has already advised the project architect that revised drawings are required to clearly delineate the existing conditions from the proposed and to show an accurate location for the easement and the property line.

Both the Department of Building Inspection and the Planning Department have a vested interest in reviewing an accurate set of plans that clearly establishes the existing conditions before construction, and the proposed conditions after the permit has been reviewed, approved, issued, and appealed if appropriate.

I have also asked the district building inspector to investigate your most recent claim of work in progress without approved building permits. He visited the site this week and observed exterior painting in progress. Under Section 3407 of the San Francisco Building Code, all openings to the building must be sealed to prevent the migration of lead contaminated paint into the habitable spaces. The fact that you have observed plastic covering the windows means the painter is complying with the lead hazard mitigation requirements.

Please feel free to contact me if you have any further questions. I may be reached at 558-6676.

Very truly yours,

Carla Johnson
Acting Deputy Director
Inspection Services

cc: Amy Lee, Acting Director
Wing Lau, P.E. Deputy Director, Permit Services
Dan Lowrey, Acting Chief Building Inspector
Tom Venizelos, Senior Building Inspector
Don Simas, District Building Inspector
Sara Vellve, Planning Department
BID file
Correspondence file

Carla Johnson - Acting Deputy Director
1660 Mission Street, Third Floor - San Francisco, CA 94103
Office: (415) 558-6142 - FAX (415) 558-6435

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

GAVIN NEWSOM, MAYOR
AMY LEE, ACTING DIRECTOR

MEMORANDUM

DATE: December 28, 2005

TO: Edward Sweeney
Acting Chief Building Inspector, BID

FROM: Wing Lau
Acting Deputy Director of Permit Services

SUBJECT: 2650-52 Hyde Street
Building Permit Application Suspension #200512210791

A written complaint was filed by Ms. Ellen Tsang, the neighbor of 2650 Hyde Street, requesting immediate action from the Department of Building Inspection to revoke the above issued building permit.

The request alleges that the fraudulent plans and statement of scope of work submitted to the Department of Building Inspection did not represent the actual current condition that the garage and storage room showed on the approved plan never existed. Today, David Lindsay and Sara Vellve of the Planning Department have met with me and reviewed the application that was approved over-the-counter against the two applications that are on hold with Sara Vellve. Based on this review. It is clear to all that application currently approved over-the-counter contained incorrect information – "garage and storage room." Therefore, I am requesting suspension to the above issued building permit immediately.

Should you have any questions regarding this suspension request, please call me at 558-6135.

WL:cj
2650hyde.ltr

cc: Amy Lee, Acting Director
Jim Hutchinson, Deputy Director
Carla Johnson, Chief Building Inspector, BID
Ron Tom, Chief Building Inspector, RPC
David Lindsay, DCP
Jim McCormick, DCP
Sara Vellve, DCP
File

Wing Y. Lau, Acting Deputy Director
Permit Services Program
1660 Mission Street, 2nd Floor - San Francisco, CA 94103
Office (415) 558-6139 - FAX (415) 558-6436
Email: wingy.lau@sfgov.org

DEPARTMENT OF BUILDING INSPECTION

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

January 3, 2006

Greenwood Douglas C & Marinthe
150 Post Street, #320
San Francisco, CA 94108

SUSPENSION OF PERMIT
Property Address: 2650-52 Hyde Street
Building Permit Application No.: 200512210791
Block / Lot: 0027/019

Dear Sir/Madam:

Pursuant to Section 106.4.5 of the San Francisco Building Code, the Director of Building Inspection may suspend or revoke a building permit whenever the permit has been issued in error on the basis of incorrect information supplied or in violation of any ordinance or regulation or other provision of the Building Code.

Mr. Wing Lau, Acting Deputy Director in Permit Services, has requested a suspension for the reason set forth in his memorandum dated December 28, 2005. The plan filed with this permit described both a garage and storage room as existing. A review of the earlier plans filed with PA#200508029225 and 200509274018 currently on hold in Planning Department shows the first floor level is excavated.

Accordingly, Building Permit Application No. 200512210791 is hereby suspended and no further construction work shall take place at 2650 – 52 Hyde Street under this permit.

Should you have any further questions regarding this matter, please contact District Building Inspector Joe Duffy at 558-6656 between 7:30 a.m. to 8:30 a.m. or 3:00 p.m. to 4:00 p.m.

Very truly yours,

Amy Lee,
Acting Director

Carla Johnson
Chief Building Inspector, BID

AL:CJ:cw

cc: Amy Lee, Acting Director
Wing Lau, Acting Deputy Director
Jim Hutchinson, Deputy Director
Ron Tom, Chief Bldg Inspector - RPC
Dan Lowrey, Sr. Bldg Inspector - BID
Joe Duffy, District Bldg Inspector - BID
David Lindsay, City Planner, DCP
Jim McCormick, City Planner, DCP
Sara Vellve, City Planner, DCP
BID, PID, Microfilm, BID File

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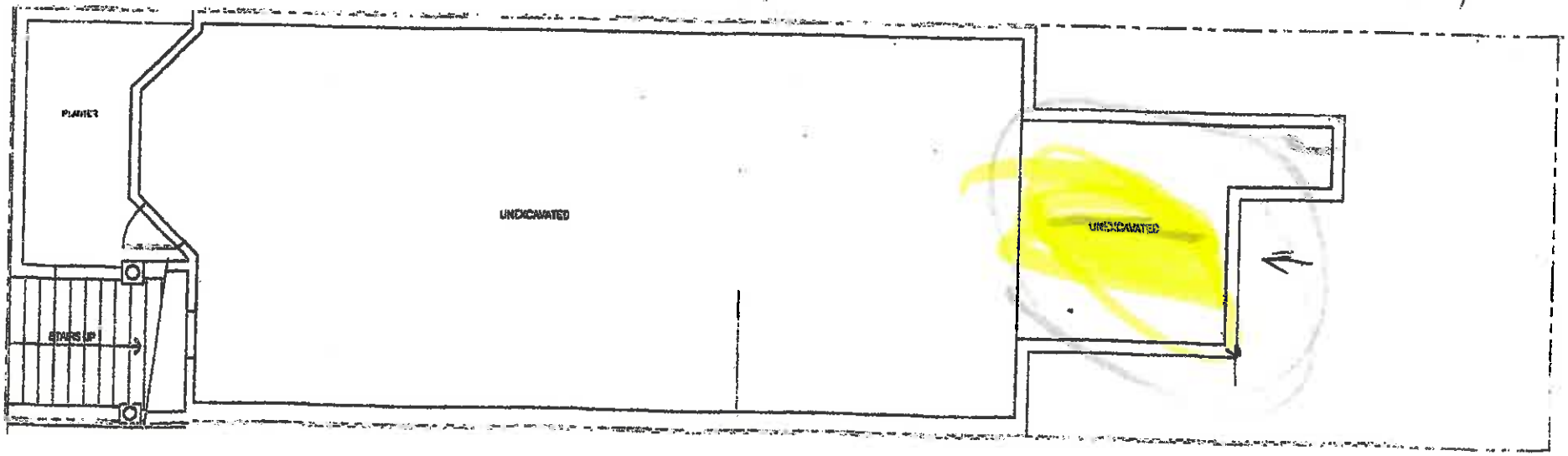
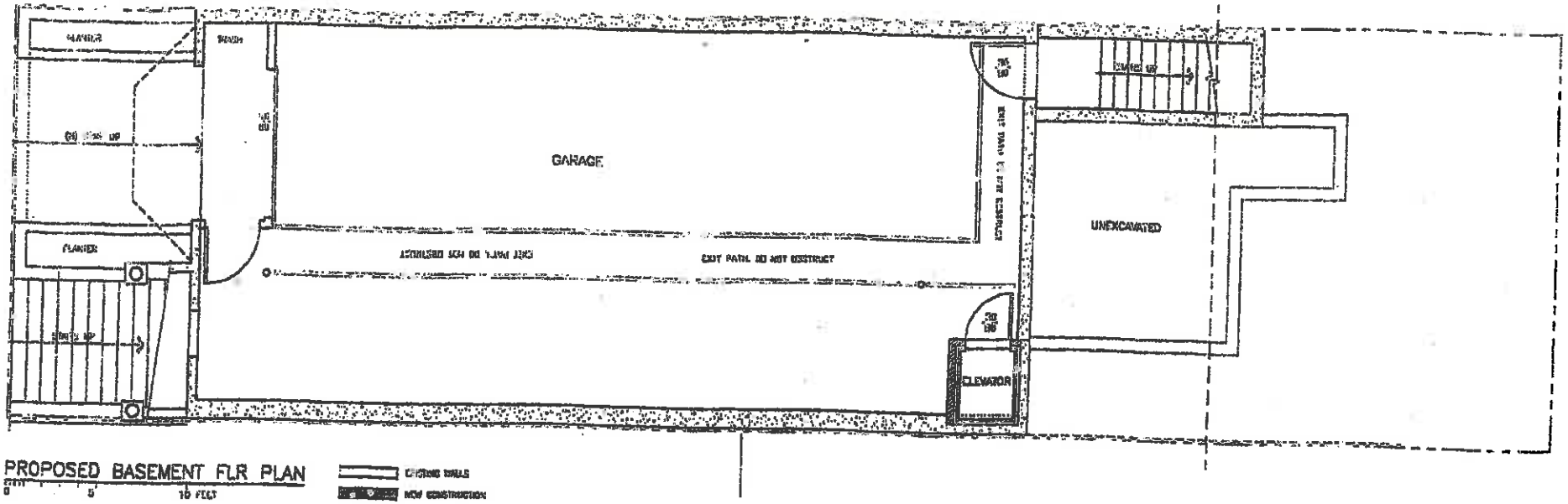


(E) FOUNDATION PLAN
0 5 10 FEET



PROPOSED BASEMENT FLR PLAN
0 5 10 FEET

EXISTING WALLS
NEW CONSTRUCTION
NEW CONCRETE CONSTRUCTION
EXISTING CONSTRUCTION TO BE REMOVED

ALTERATIONS TO 2650 & 52 HYDE ST FOR CRAIG & MARINA GREENWOOD

ROBERT MITTELSTADT ARCHITECT
1736 STOCKTON STREET, STUDIO 1, SAN FRANCISCO 94133
TEL 415-397-6895 FAX 415-397-6880

A2
03/18/05

Exh. C

2650 Hyde Street Permit History

Application No.	Date filed	Description	Cost	Comments
200512210791	12/21/2005	Remove (E) wood posts & Wood Beans at Ground level, Replace with new steel beans &steel columns at same locations. Replace (E) brick foundation with new concrete foundation. No exterior work	$60,000.00	SUSPEND
200610185315	10/18/2006	ADD BASEMENT GARAGE, 5 stop elevator, ROOF DECK @4TH FLOOR. REPLACE NON-CONFORMING interior & rear exterior stairs, Reconfigure 1/F&3/F bath, filling in lightwll on N. side, reduce rear projection on 1/F &2/F. ADD DECK ON 3/f, add rear exi. stairway to (N) garage & meal fire escape between	$550,000.00	WITHDRAWN
200508029225	8/2/2005	Permit associated with Variance 2004-1313V horizontal addition at rear on 3fllor, interior remodel	$120,000.00	WITHDRAWN
200601101829	1/10/2006	Replace *E Exit stair in like kind	$5,000.00	WITHDRAWN
200509274018	9/27/2005	Interior remodel of 3 Floor of occupancy to include master bed & bath at 3rd level.	$180,000.00	WITHDRAWN
200411189555	11/18/2004	Rehabilitation of deck and staircase from deck to G		EXPIRED
200811045823	11/4/2008	Revise application 200804028610, remove (e0 foundation & siding to install new foundation work. After completion of work, replace n kind from façade & landscape, back to existing conditions	$7,000.00	EXPIRED
200804028610	4/2/2008	Revision to PA#2005.12.21.0791, revise previous drawings and show exiting basement condition, Proposed garage plans under a separate permit.		EXPIRED
201502249200	2/24/2015	Replace 19 (e) double-hung windows and one (e) rear window awning, replace (e) rear French door. (This permit issued on 2/24/2015 and is expired)	Not specified	FILED
201507080940S	7/8/2015	Remodel to upper unit of 2 unit building, change rear portion of (E) gable roof to flat roof w/roof deck above. Interior remodel of 3Rd floor below rood, including remodeled bathroom, New stair to rood, remodel interior stair, new small deck at level 3.	$275,000.00	SITE PERMIT ISSUED
201641261	10/12/2016	Installation of exhaust went pipe without building permit		VIOLATION ISSED

2652 Hyde Street Permit History

Application No.	Date filed	Description	Cost	Comments
200512210791	12/21/2005	Remove (E) wood posts & Wood Beans at Ground level, Replace with new steel beans &steel columns at same locations. Replace (E) brick foundation with new concrete foundation. No exterior work	$60,000.00	SUSPEND
200509274018	9/27/2005	Interior remodel of 3 Floor of occupancy to include master bed & bath at 3rd level.	$180,000.00	WITHDRAWN
200610185315	10/18/2006	ADD BASEMENT GARAGE, 5 stop elevator, ROOF DECK @4TH FLOOR. REPLACE NON-CONFORMING interior & rear exterior stairs, Reconfigure 1/F&3/F bath, filling in lightwll on N. side, reduce rear projection on 1/F &2/F. ADD DECK ON 3/f, add rear exi. stairway to (N) garage & meal fire escape between	$550,000.00	WITHDRAWN
200910229545	10/22/2009	Revision to appl 20080511047 1st Fl. convert dinning into kitchen w/island, revised bath W/shower Add (N) closet & deck & Add (N) steel beam & columns. Remove kitchen chimney. Remove (E0 curved stair & replace with straight stairs, remove chimney from deck	$4,000.00	EXPIRED
201102099957	2/9/2011	To obtain final inspection for work under PA 200805011047		EXPIRED
200811045823	11/4/2008	Revise application 200804028610, remove (e0 foundation & siding to install new foundation work. After completion of work, replace n kind from façade & landscape, back to existing conditions	$7,000.00	EXPIRED
200805011047	5/1/2008	Relocate bath & closet, remove non-bearing, convert living rm to bedrm, new kitchen counter &1st flr. Remodel bath fixture, provide laundry are, convert dinging to bedrm, remove, replace int. stairs @2nd flr. CoNVERT study rms to wardrobe & bedrm; replace stir, Remove/reconstr non-bearing wall	$53,000.00	EXPIRED
201211194516	11/19/2012	Renew PA 200805011047 (Note: this was issued on 11/19/2012 long expired)		ISSUED
201507080940	7/8/2015	Remodel to upper unit of 2 unit building, change rear portion of (E) gable roof to flat roof w/roof deck above. Interior remodel of 3Rd floor below rood, including remodeled bathroom, New stair to rood, remodel interior stair, new small deck at level 3. (Pending Variance and DR)	$275,000.00	SITE PERMIT ISSUED
201641261	10/12/2016	Installation of exhaust went pipe without building permit		VIOLATION ISSUED

Exh. D

Legal Description

Loan No. 22-071238-6

For property located at:
2858-2862 Hyde Street, San Francisco, CA 94109
The legal description of said property is described as follows:

CITY OF SAN FRANCISCO

BEGINNING AT A POINT ON THE EASTERLY LINE OF HYDE STREET, DISTANT THEREON 22 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF NORTH POINT STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF HYDE STREET, 22 FEET; THENCE AT A RIGHT ANGLE EASTERLY 84 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE NORTHERLY 22 FEET; THENCE AT A RIGHT ANGLE WESTERLY 84 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING PART OF VARA BLOCK NO. 261.

LOT 019, BLOCK 0027

LEGALA Rev. 05/10/00

Description: San Francisco,CA Document-Year.DocID 2004.737500 Page: 16 of 21
Order: TH-04-11-2005 11-37-40 AM Comment:

6743484

LOAN NUMBER 6183041760

BEGINNING at a point on the Easterly line of Hyde Street, distant thereon 22 feet Southe from the Southerly line of North Point street; running thence Southerly, along said line of Hyde Street, 22 feet; thence at a right angle Easterly 84 feet and 6 inches; thence at a right angle Northerly 22 feet; thence at a right angle Westerly 84 feet and 6 inches to the point of beginning.

BEING part of 50 Vara Block No. 261

Assessor's Parcel No: Portion of Lot 19, Block 27

PLEASE INITIAL

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider executed by Borrower and recorded with it.

Witnesses:

_____ _____ (Seal)
-Borrower
Douglas Craig Greenwood

_____ _____ (Seal)
-Borrower
Marina Rosales Greenwood

_____ (Seal) _____ (Seal)
-Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

22-071238-5

Description: San Francisco,CA Document-Year.DocID 2004.737500 Page: 14 of 21
Order: TH-04-11-2005 11-37-40 AM Comment:

State of California
County of San Francisco } ss.
On June 4, 2004 before me, Candice S. Tiongson personally appeared
Douglas Craig Greenwood and Marina Rosales Greenwood

(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

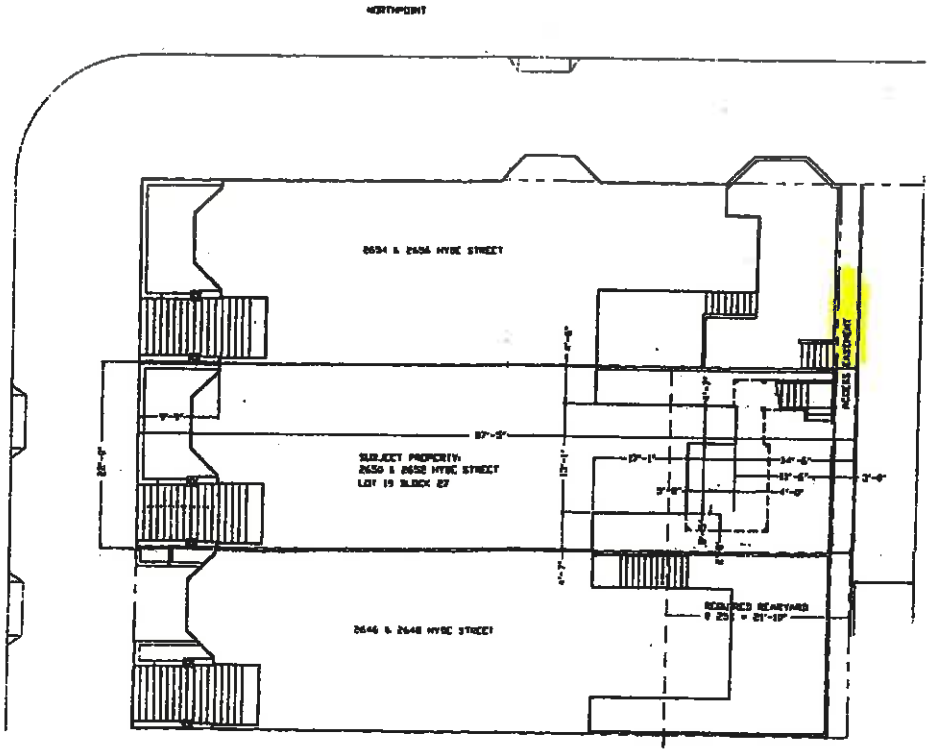
WITNESS my hand and official seal.

Candice S. Tiongson (Seal)

CANDICE S. TIONGSON
Commission # 1454886
Notary Public - California
San Francisco County
My Comm. Expires Jan 30, 2006

-4(CA) (2007) Page 15 of 16 Initials: 22-071239-9 Form 3005 1/01

2005/09/27/4018



PLOT PLAN

0 10 20 30 FEET

BUILDING PROFILES SHOWN ARE TAKEN AT FIRST FLR LEVEL

EXISTING WALLS

NEW CONSTRUCTION

EXISTING CONSTRUCTION TO BE REMOVED

RECEIVED

SEP 15 2005

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR MICROFILMING ACCEPT

SITE PERMIT

SEP 15 2005

ALTERATIONS TO 2650 & 52 HYDE ST FOR CRAIG & MARINA GREENWOOD

ROBERT MITTELSTADT ARCHITECT
1736 STOCKTON STREET, STUDIO 1, SAN FRANCISCO 94133
TEL 415-397-6895 FAX 415-397-6880

A0

09/01/05

2005/09/27/4018

Exh. E

August 23, 2017 Hand Delivery

Mr. Dean M. Martelli, AIA
Walker and Moody Architects
2666 Hyde Street
San Francisco, CA 94109

Re: 2650-52 Hyde Street new project

You have submitted to SF. Planning and Building Departments your plans stating that you used recent survey. But you did not provide a copy of the "survey" or any information about this survey.

Please comply with California Business and Professions Code Section 8762 and 8773, among other codes by providing the following:

1) the name of the surveyor,
2) the date the survey was performed;
3) the date the survey was recorded;
4) a copy of the survey.

Thank you.

Sincerely yours,

Ellen Tsang
769 North Point Street
San Francisco, CA 94109

Exh. F

December 5, 2017

Personal Delivery and Certified Mail

Mr. Craig Greenwood
2650 Hyde Street
San Francisco, CA 94109

Mr. Craig Greenwood

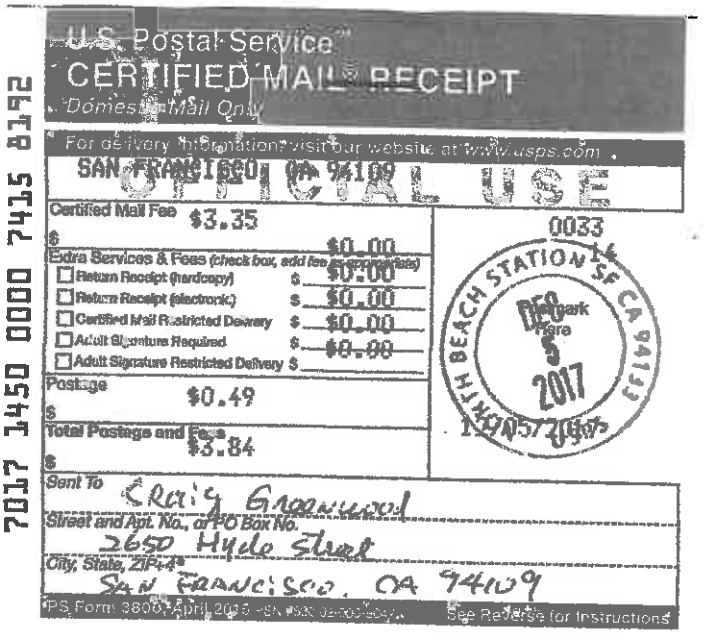
Please complete the attached City and County of San Francisco, Department of Building Inspection "Affidavit of Owner" form and return the completed one to me.

I provide it to you by Personal Delivery and Certified Mail. You only need to complete and return one original to me.

Stamped envelope enclosed.

Thank you.

Ellen Tsang
769 North Point Street
San Francisco, CA 94109



City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

AFFIDAVIT OF OWNER

I hereby certify that Ellen Tsang has my authorization to obtain copies of
APPLICANT'S NAME (Make sure to indicate an individual's name, NOT a company name)

plans of my building located at 2650 - 52 Hyde Street, S.F. 94109
PROPERTY ADDRESS

Craig Greenwood
***PRINT PROPERTY OWNER'S NAME**

415 - 606 - 1061 per Recent Building Permit Application
PROPERTY OWNER'S TELEPHONE NUMBER

***IF THE OWNER IS NOT AN INDIVIDUAL (HOMEOWNER'S ASSOCIATION, CORPORATION, LLC, TRUST, ETC.), PLEASE INCLUDE A SEPARATE LETTER EXPLAINING THE AUTHORITY OF THE PERSON WHO SIGNS THIS AFFIDAVIT ON BEHALF OF THE GROUP.**

_____
DATE AUTHORIZATION GRANTED
NOTE: This authorization is for a one-time use; only for the above address, for this request, and valid for 30 days from the date granted.

PROPERTY OWNER ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

X_____
PROPERTY OWNER'S Wet Signature Only
No Fax, Email, or Copies Accepted

RR # _____
OFFICE USE ONLY

Records Management Division
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6080 – FAX (415) 576-6875 – www.sfdbi.org

Exh. G

From DBI online omplaint tracking

Number: **200456327**

Location: 769 NORTH POINT ST

Description: KITCHEN & BATHROOM WINDOWS W/OUT PERMIT.

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV INSPECTOR	STATUS	COMMENT
12/27/04	CASE OPENED	BID Duffy	CASE RECEIVED	
12/29/04	CONST WORK NO PERMIT	BID Duffy	CASE ABATED	ABATED BY INSPECTOR CARLA JOHNSON, PER DAN LOWREY'S FIELD OBSERVATION THAT **WINDOW OPENINGS ARE EXISTING AND APPEAR TO HAVE BEEN IN PLACE FOR MANY YEARS PRE-DATING CODE RESTRICTIONS**

Exh. H

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
Plans Approval Division
1660 Mission Street, 2nd Floor, SF, CA 94103-2414
Phone No. (415) 558-6133 Fax No. (415) 558-6686

ARCHITECTURAL PLAN REVIEW COMMENTS

This application is being withheld pending resolution of the following comments. Until then the application is considered incomplete pursuant to Government Code Section 65943 and Chapter 4.5 of Division 1 Title 7; and is subject to cancellation in accordance with San Francisco Building Code Section 106A.3.7. Depending upon internal department routing requirements applicable to your application, additional plan review comments by other reviewers may be forthcoming.

WALKER AND MOODY ARCHITECTS	APPLICATION: 2015-07-08-0940 S/R2
2666 HYDE STREET	Address: 2650-52 Hyde Street San Francisco, CA 94109
SAN FRANCISCO, CA 94109	Work description: Remodel to upper unit of two unit building. Change the rear portion of (e) gable roof to a flat roof with roof deck above. Interior remodel of third floor below roof including remodeled bathroom, new stair to roof, remodel interior stair, new small deck on level 3.

Owner: Craig and Marina Greenwood
2650 Hyde Street
San Francisco, CA 94109 Phone: (415) 857-9305 Construction Type: 5B
Local Contact: Phone: (415) Occupancy: R3 Stories: 3
Architect: John Walker
2666 Hyde Street
San Francisco, CA 94109 Phone: (415) 885-0500 Fax (415)
Engineer: Phone: (415)

NO.	COMMENTS / CORRECTIONS REQUIRED Provide a description of the manner and location of responses and comply with AB-031 "Identification of Revisions of Pages of Drawing"	CODE SECTION
	REFERENCE: 2013 S.F.B.C., UNLESS OTHERWISE NOTED.	
1	Please provide the written easement agreement for exiting from rear yard onto North point Street.	Sec. 106A.3.3
2	The common path of egress travel is 115', which exceeds the allowable 75' for a non sprinkled R3 Bldg. In order for this condition to remain, please provide sprinklers throughout to the NFPA 13R Standard.	Sec. 903.3.1.2 and NFPA 13R
3	The lower unit floor level finished surface exceeds the 12'-0" dimension above grade plane 6'-0" away from the front wall of the building. As such, Please revise the story count to indicate a 4 story above grade plane structure.	Def. Sec-202
4	Graphically identify all fire rated construction less than 5'-0" from property line.	T-602
5	Please provide an AB-005 citing the information sheet G-21 regarding product acceptance for the use of a pedestal roof deck system.	Sec. 1509.10, Info Sheet G-21
6	All glass safety railing at roof top planter areas shall be 42" minimum above finished roof surface.	Sec. 1013.3
7	Please include addition of the moment frame at the lower unit level to the scope of work on the permit application and the construction document cover sheet.	Sec. 106A.3.3

	When responses to the comments/corrections are ready for our review, please E-mail me at Joseph.ospital@sfgov.org to schedule a recheck appointment. Please do so at least 48-hrs.in advance of the desired meeting date and time so plans may be made available by others currently reviewing.	
	Please prepare a written response that clearly, concisely, and comprehensively addresses the comments and corrections. Revised areas/details to be clouded. Also indicate in the response letter any additional changes to the plans that are not a result of the comments/corrections list. Additional comments/corrections may be generated based on your response.	
	Other review agencies may generate additional comments/corrections that will be transmitted to you under separate cover by those review agencies. It is the responsibility of the applicant and/or design professional to coordinate the response to all review agencies.	
	This application has been placed on HOLD at this station pending information to resolve the above comments. However, the plan check continues with other stations according to routing requirements.	
	Please note that your permit application will be cancelled if you do not respond to these comments/corrections within 360 calendar days of the date that these comments/corrections were issued.	
	All revised/replaced sheets that have an approval stamp from a different division or discipline will be required to have those approval stamps on the new drawings prior to Building Department Approval.	

PLAN CHECKER: Joseph Ospital, Phone: 415 558-6255 E-mail: joseph.ospital@sfgov.org Badge # 339	DATE: 09/14/2017	REF:

cc: Owner: _____ Architect: _____ Engineer: _____ Other: _____ Pages:

HD 2/7/18

FILE

BOARD OF APPEALS

JAN 18 2018

APPEAL # 17-188

January 18, 2018

Dear President and BOA Commissioners:

Re: 2650-52 Hyde Street, Permit #2015.07.08.0940S
BOA Appeal # 17-188

This project does not meet the code requirements nor meet Planning Department's requirement. The permit application and plans are inaccurate.

We respectfully ask that you require the permit applicant/owner of 2650-52 Hyde Street ("permit applicant/owner") to comply with all applicable California and SF Building Code, for example, to meet the maximum 40' height limit for new construction, to comply with planning code 134; to comply with the Planning's requirement that is "projects with roof decks by setting railings back from building edges by at least 5 feet in order to mitigate privacy concerns", and not allow this project to remain the roof deck railings at the edge of the building and add an additional/2nd roof deck railing which are paralleled to the roof deck railing at the edge of the building. The 5 feet setback railing should be the only railing for "the new uppermost roof deck railings along the eastern (rear) and northern edges of the building" and should not have any planters, any plants in the setback areas, the setback area shall be inaccessible.

We also respectfully ask you to place the project on hold so that you can make a site visit to verify the existing conditions and require the permit applicant/owner to provide accurate permit application and plans, for example, to show the true and accurate existing conditions with supporting documents like the survey report that they now claim they used in their plans. The correct lot size should be 84'6" as shown on recorded documents and a 3 feet easement.

CURRENT PROJECT IN VIOLATION OF CODES, PLANNING REQUIREMENT AND HAVE NEGATIVE IMPACTS ON ADJACENT NEIGHBORS

Part of the new project is to demolish the gable roof and construct new box type construction/living area and add a large roof deck over it which is in violation of planning code section 134 which requires

the rear portion of the structure to be 30' in height, the permit applicant/owner wants to build the new structure to exceed the 40' maximum height limit.

In his current plans, the permit applicant/owner certified that they have used his prior Architect Robert Mittelstadt's drawings and measurements. (Quote from their plans: "(E) Natural Grade at rear Wall (From drawings by Robert Mittelstadt, Architect.)"

Mittelstadt's plans were drawn in 2006. It is clear that Mittelstadt's plans with his stamps and signatures certify that the Grade Plane Line **is several feet** (about 4 feet) **lower** than the permit applicant/owner's current plans. Mr. Mittelstadt's Grade Plane Line crosses the bottom of the exterior rear stairs. **(Exh. A)**

Now the plans for this project they have drawn the Grade Plane Line **several feet higher** than Mittelstadt's. **(Exh. B)**

Exh. B has two plan sheets and both are with the owner's current Architect's signatures and stamps but the Grade Plane Line is in different location from plan sheet to plan sheet. They should not be allowed to manipulate the Grade Plane Line to fit their agenda.

It is unconceivable that Architect Mittelstadt drew his Grade Plane Line about 4 feet off of the actual Grade Plane Line which the permit applicant/owner now claims.

It goes without saying once you raise the height of the Grade Plane Line it raise the maximum 40' height limit and on paper creates an illusion that they are in code compliance when in fact the new structures are in violation of maximum 40' height limit.

The permit applicant/owner has manipulated the Grade Plane Lines several feet up from Architect Robert Mittelstadt's Grade Plane Line to fit his agenda that is to build new constructions higher than maximum height limit of 40'.

He also knows his building is a 4 story building which the code requires earth quake retrofitting. By his claiming 3 story plus basement, he is avoiding to pay the required fees, taxes, circumventing the

codes and place our property, a Victorian building and our tenant's safety and health in harm's way.

The current architect Walker and Moody's office building is located next door to 2650-52 Hyde Street and they are the current architects for this project. In a set of their plans dated 5/20/2016, plan sheet A0.3 states: "VERIFY WITH FIELD CONDITIONS AND PREVIOUSLY PERMITTED STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR NEW GARAGE". This plan sheet A0.3 shows the elevation of driveway at exterior wall at garage door at mid-lot section cut to be 11'-4" below finished floor of entry level above. (7'0' + 4'4" = 11'4") measurements from A0.3. **(Exh. C)**

Now if you picture what they have stated is that they physically checked these measurements not only from the actual structure but also by reviewing and matching the "...structural and architectural drawings for the new garage"

No Survey should have any effect on this height of **11'4"** elevation because the garage was already built, the survey cannot change the dimensions of the existing structure.

But the architects have managed to manipulate this elevation. If you look at the plan sheet A0.3 but dated 5/16/2017, they changed this same elevation to **11'-8". (Exh. D)**

The manipulation of measurements has been on going with this property for at least a dozen years.

Again, for this project, they manipulate the height of the garage door by changing it from exactly **7'** as stated on the plan sheet A0.3, dated 05/20/2015. **(Exh. C)** to **8'1"** on paper/plans dated 5-16-2017 **(Exh. D).**

Also manipulate "lower level floor surface exceeds 12 to grade" by changing it from **exceed 12 feet** to **11 feet 11 inches** on the plans.

They have made changes in order to circumvent the codes just to get the project approval but not based on the actual and existing conditions. They change the measurements on the plans then claim these are existing conditions but without obtaining the required permit and plans for making the changes.

The permit applicant/owner also claims they have a survey performed on the property and used it for the new Grade Plane Line positions in his recent 2017 plans but refuse to provide a copy of the survey.

What does he have to hide if the survey supports their current Grade Plane Lines position? He refuses to produce this survey because the Grade Plane Lines on the plans are inaccurate or the mysterious survey does not exist or was performed by a non licensed surveyor.

City should hire a neutral party, a licensed surveyor to determine the accurate Grade Plane Line because the permit applicant and his professional team's history of manipulation of measurements including the current Grade Plane Line.

His current plans are not in compliant with Planning's requirement that requires "projects with roof decks by setting railings back from building edges by at least 5 feet in order to mitigate privacy concerns."

This 5 foot setback area is a buffer zone to give the neighbors privacy and is not accessible. The permit applicant/owner did not file an appeal against Planning's requirement but now he leaves the railings at the building edge and adding an additional/2nd railing parallel to the railing at the edge of the building and place many planters and plants between these two set of railings thus in violation of the planning requirement, invade our privacy and block the sunlight and daylight hence violating the intent of the clear railing code.

These new planters and plants did not show in his previous plans for this project. Now they will access to the areas between these two parallel roof deck railings to create new opportunities for the people at 2650-52 Hyde Street standing on the 5-foot setback areas to look down more closely at our windows, take pictures of us, invading our rights for privacy and will obstruct the clear railing code, defeating the intent of the code for clear railings and further blocking our sunlight and daylight. This is going too far.

769 North Point Street is the only adjacent neighboring property facing the 2650-52 Hyde Street project's rear yard and is located much lower than 2650-52 Hyde Street.

The permit applicant/owner has 3 existing decks. Now he is adding 2 more including a new large roof deck above the 4th floor, totaling 5 decks, facing our kitchen, bathroom and room windows. I have been a tenant at 769 North Point Street for over six years. The permit applicant/owner and his people have been standing on the decks, looking down at and took pictures of us.

None of the immediate neighbors possess the privilege of having 5 decks but have from none to one deck (Google maps.com). To grant them to build two more decks, totaling 5 decks, is to grant them more privileges/amenities and rights than all of the surrounding neighbors. I ask you, are his rights greater than ours?

For the past dozen years, the permit applicant/owner has manipulated several different sets of plans in order to circumvent the codes and deliberately creating hardships for us - the adjacent neighbors being directly impacted, not to mention a huge amount of fees and property taxes he should have been required to pay to the city but did not.

Many more problems are manifested when Building and Planning Departments make their assessments of the current project based on the permit applicant/owner's inaccurate plans and application. The project is not code compliant including but not limited to the new box type structure exceeds the maximum 40' height limit.

We ask one of this Board's member or members to have a site visit/investigation to insure the accuracy of the existing condition including but not limited to the height of the garage and garage door.

Please put a stop to this madness.

PERMIT HISTORY OF PROVIDING INACCURAE APPLICATIONS AND PLANS

The permit applicant/owner and his professional team have a long unbroken history of providing the city and the public with inaccurate applications and plans and did many constructions without permit, without the required plans, as can be viewed in the permit history at DBI's web site. For example, when they did not have a garage, they claimed in their plans that they had an "Existing Garage" and started excavating without permits, without plans to construct the "Existing Garage" which didn't exist. Their excavation caused our building to shake.

In another set of plans they claimed a street tree to be **4' north** of center of driveway "VIF" (Verified in Field) and another set of plans shows the same street tree to be **4' south** of center of driveway "VIF" when in

fact this street tree was in dead center of the driveway. California Board for Professional Engineers issued an Affirmed Citation Order against the permit applicant/owner's former Engineer and State of California Department of Justice also was involved and reached a settlement with this Engineer.

The permit applicant/owner in another set of previous plans claimed they were not removing much soil to create their "Existing Garage" when in fact they excavated 296 cubic yards to create an 8' height garage. **(Exh. E)**

I could provide many more examples but I believe the permit applicant/owner's history paints a clear enough picture which will help you realize our concerns.

INDEPENDENT PROFESSIONAL ASSESSMENT OF THE PROJECT AND BUILDING CODE DEFINITION OF STORY

Patrick J. Burger, AIA (credentials) Certified CREIA & ASHI Inspector, ICC Certified Residential Building Inspector, President, San Francisco-Peninsula Chapter CREIA, CREIA Certified Trainer, **Architect, General Contractor**, issued a letter dated December 12, 2016 which states: "The drawings as submitted show a GRADE PLANE that is less than 72" (shown as 5'2' or 62") which then does not allow the garage level to be considered as a story. In fact, … first floor level to natural grade are considerably more than shown, …. would indicate the garage is in fact a 4-Story building." **(Exh. F)**

2650-52 Hyde Street is a **4** Stories building per San Francisco Building Code Chapter 2 DEFINITION of STORY. **(Exh. G)**

DUE PROCESS HAVE NOT BEEN COMPLIED WITH

Transparent process and due process have not been complied with. The project is not code compliant and not in compliance with Planning's requirements.

Both Building and Planning Departments informed us that they do not verify whether or not the plans are accurate as long as the plans are stamped and signed by the permit applicant/owner's Architect.

No Engineer's plans and calculations have been submitted for this project. We were told that this hearing is "that is it", end of the process. This permit applicant/owner will be giving the green light without giving us, the adjacent neighbors a chance to review any revised plans, supporting documents, Engineer's plans and calculations, etc. and to address our concerns and file an appeal if needed, when the building permit is issued. This is neither fair nor transparent and does not comply with the due process law.

Please look at the history of the inaccurate plans and applications that this owner has submitted.

The permit applicant/owner claims to have survey performed and uses the survey in his plans then the public/adjacent neighbors should have a right to obtain a copy to review it. If you do not order the permit applicant/owner to produce the survey and submit accurate application and plans then you will be setting a president and send a message to all owners and their professional team that you can submit inaccurate plans and circumvent the codes to build what you want without any consequences.

Process to approve this project should be transparent from the beginning to the end in order to prove the project is in code/law compliant with supporting documents and plans and application must be accurate.

CONCLUSION

For the reasons stated above, please grant our requests.

We are not trying to stop this big construction project; we request these new exterior expansions should be proven to be code compliant, application and plans must be accurate to protect our property and tenants' safety, health, rights for privacy and the sunlight and daylight must not be blocked.

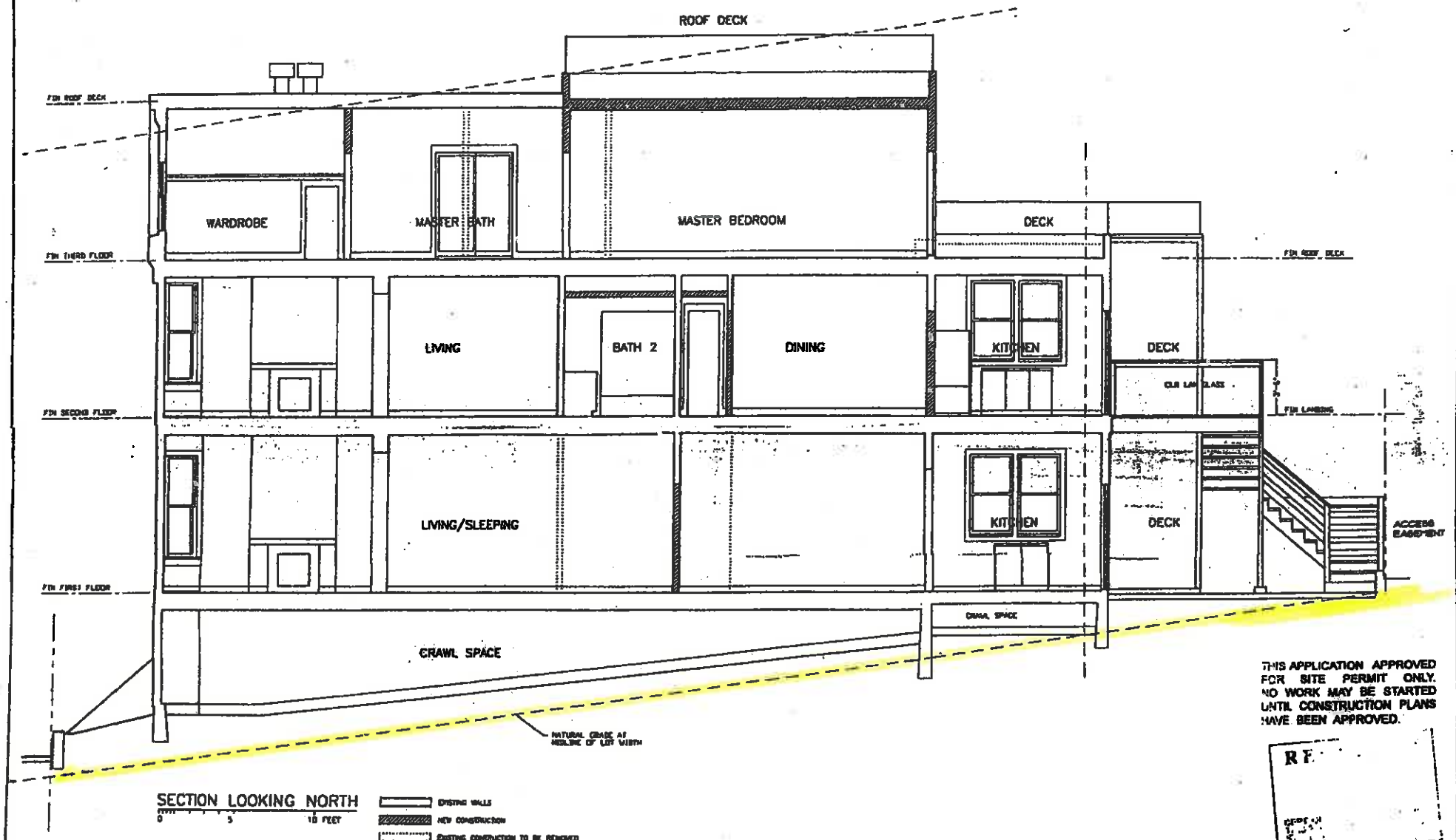
Thank you

Respectfully submitted,

Edgar Brincat

PS: Planning Department can provide copy of plans to the public but Building Department does not.

Exh. A



THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

RE

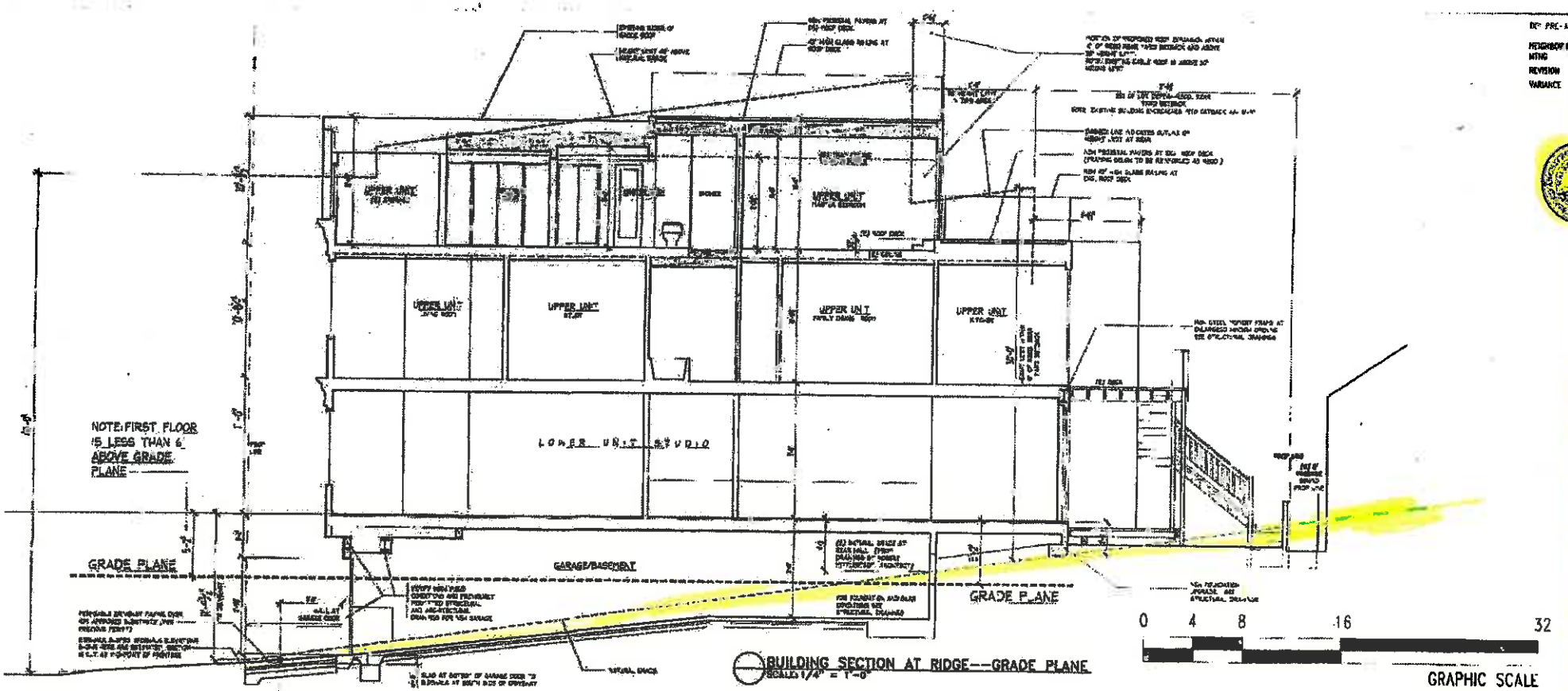
ALTERATIONS TO 2650 & 52 HYDE ST FOR CRAIG & MARINA GREENWOOD

ROBERT MITTELSTADT ARCHITECT
1736 STOCKTON STREET, STUDIO 1, SAN FRANCISCO 94133
TEL 415-397-6895 FAX 415-397-6880

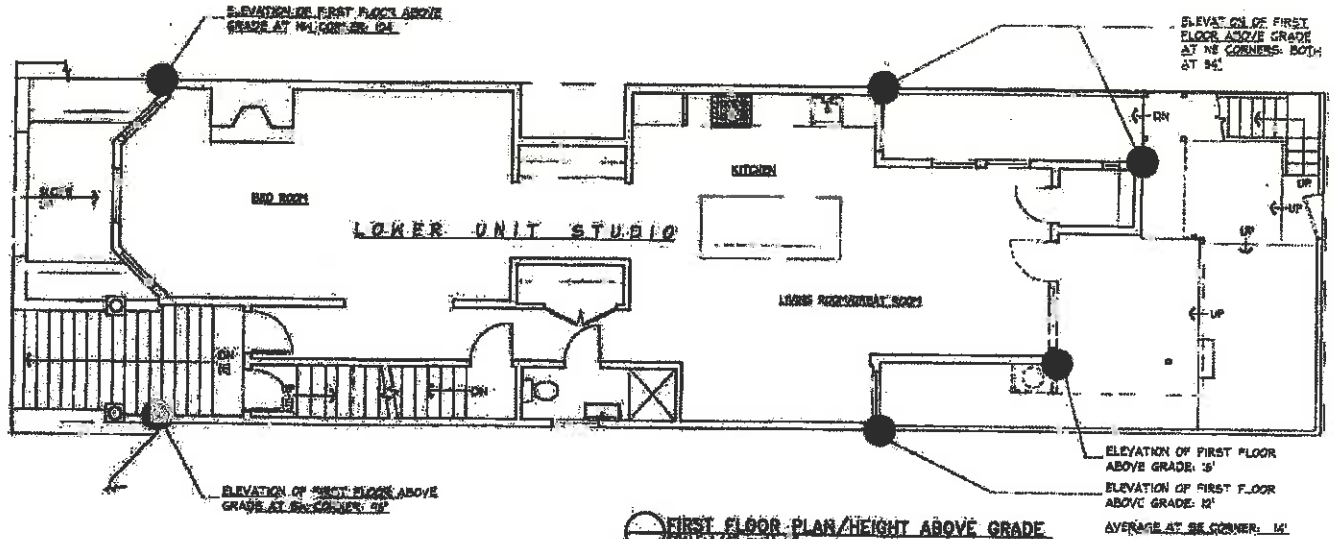
A8

9/13/00

Exh. B



BUILDING SECTION AT RIDGE---GRADE PLANE
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN/HEIGHT ABOVE GRADE
SCALE: 1/4" = 1'-0"

SITE PERMIT
DEC 17 2015

AVERAGE ELEVATION OF FIRST FLOOR ABOVE GRADE AT BUILDING CORNERS (GRADE PLANE):
104+96+34+14=248"

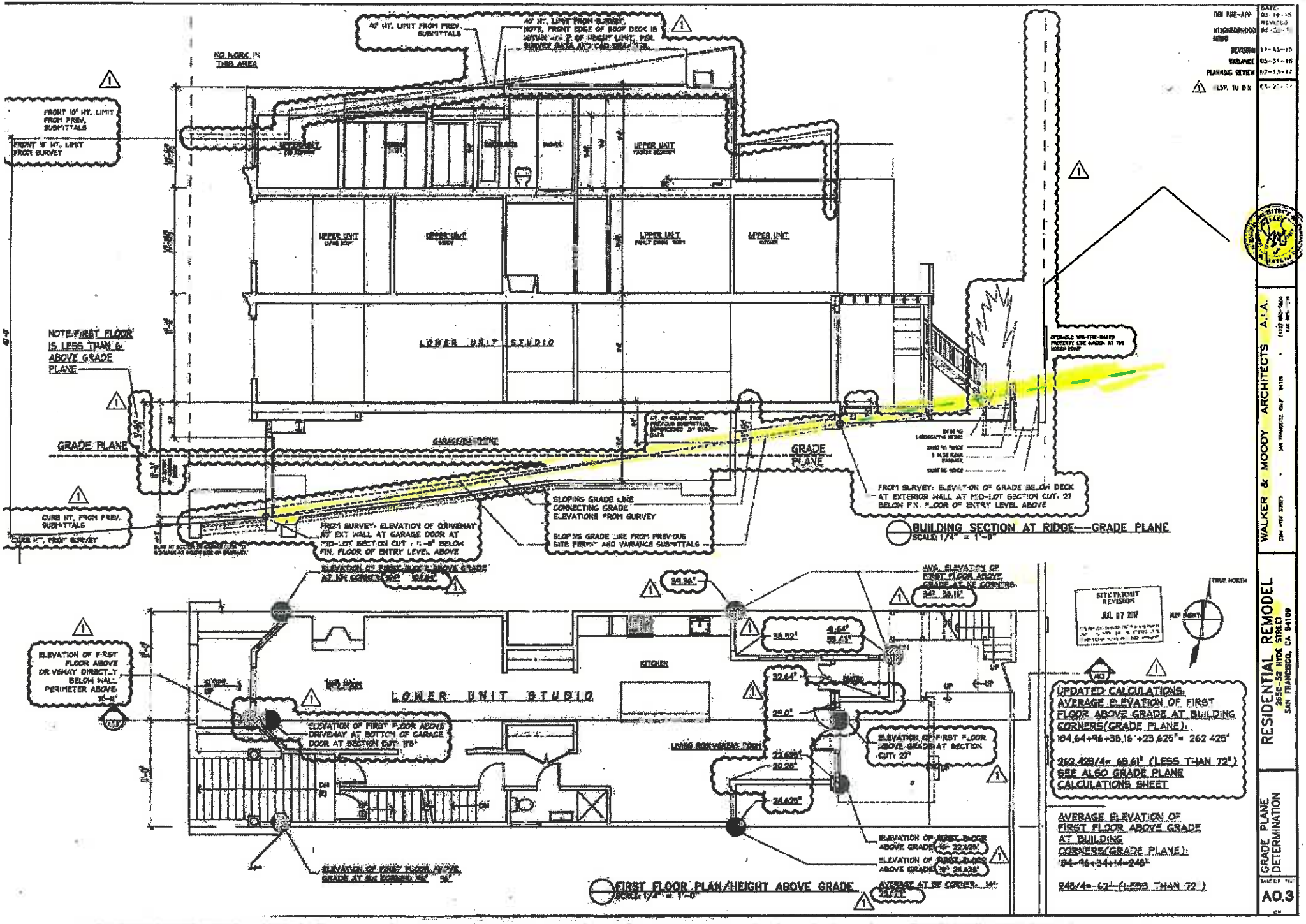
248/4= 62' (LESS THAN 72')

WALKER & MOODY ARCHITECTS A.I.A.

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

GRADE PLANE DETERMINATION

A0.3



DR PRE-APP
NEIGHBORHOOD MTG
REVISION
VARIANCE
PLANNING REVISION
ASP. TO DR

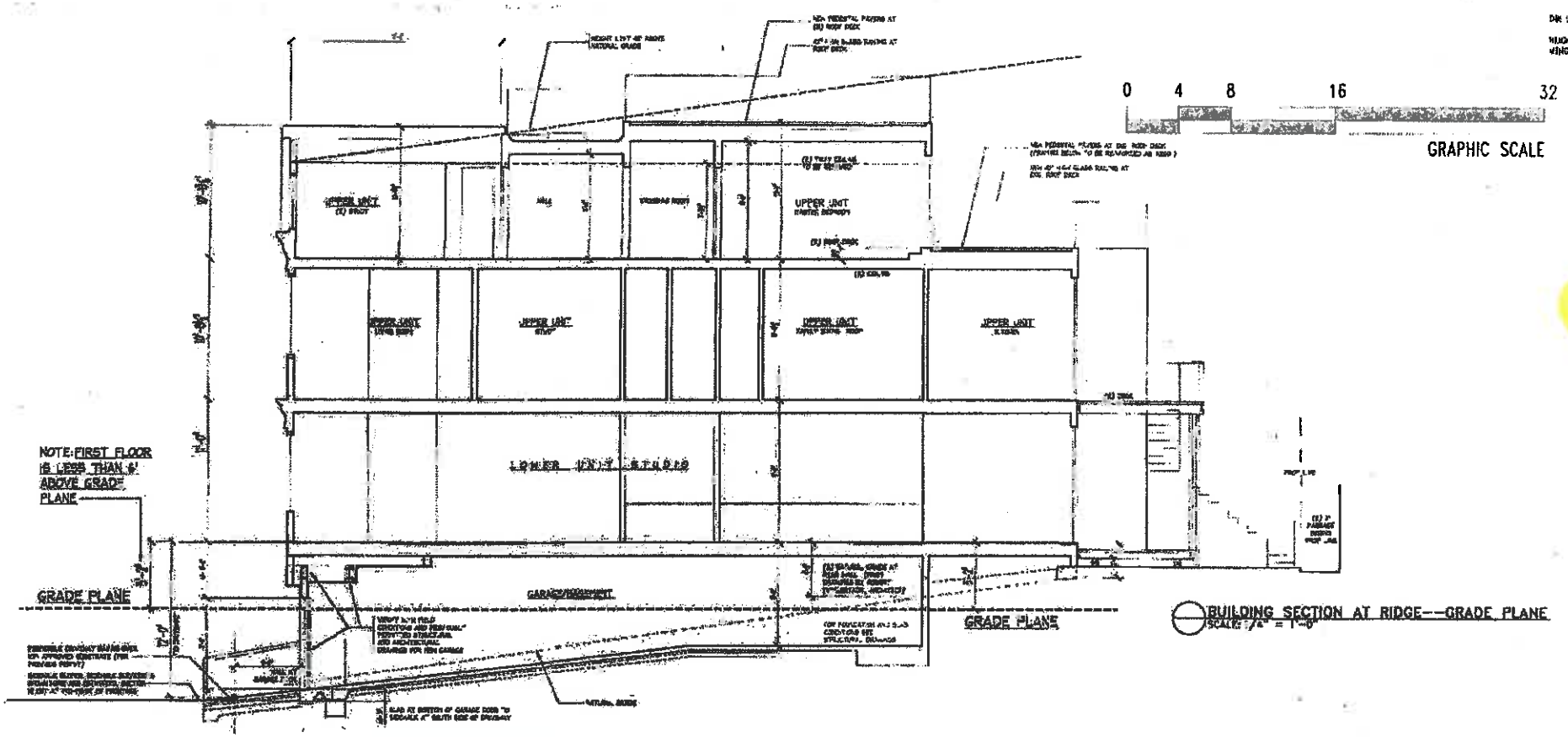
WALKER & MOODY ARCHITECTS A.I.A.

RESIDENTIAL REMODEL
265C-52 HYDE STREET
SAN FRANCISCO, CA 94109

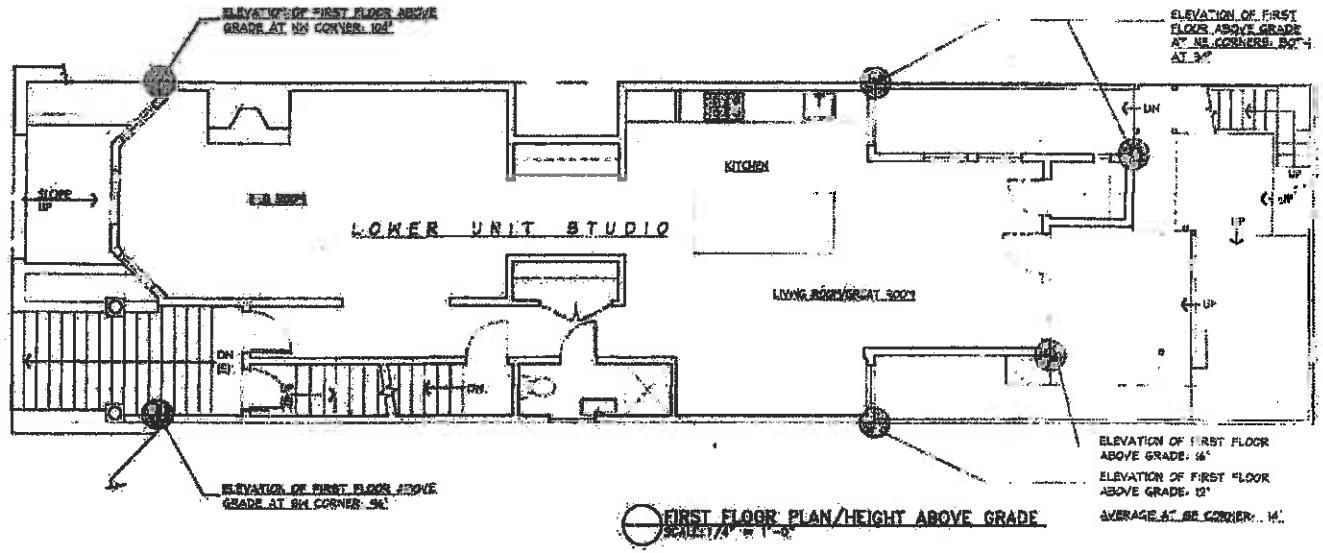
GRADE PLANE DETERMINATION

SHEET NO.
A0.3

Exh. C



BUILDING SECTION AT RIDGE--GRADE PLANE
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN/HEIGHT ABOVE GRADE
SCALE: 1/4" = 1'-0"

AVERAGE ELEVATION OF FIRST FLOOR ABOVE GRADE AT BUILDING CORNERS (GRADE PLANE):
104+96+34+14=248'

248/4= 62' (LESS THAN 72')

SITE PERMIT
JUL 06 2015

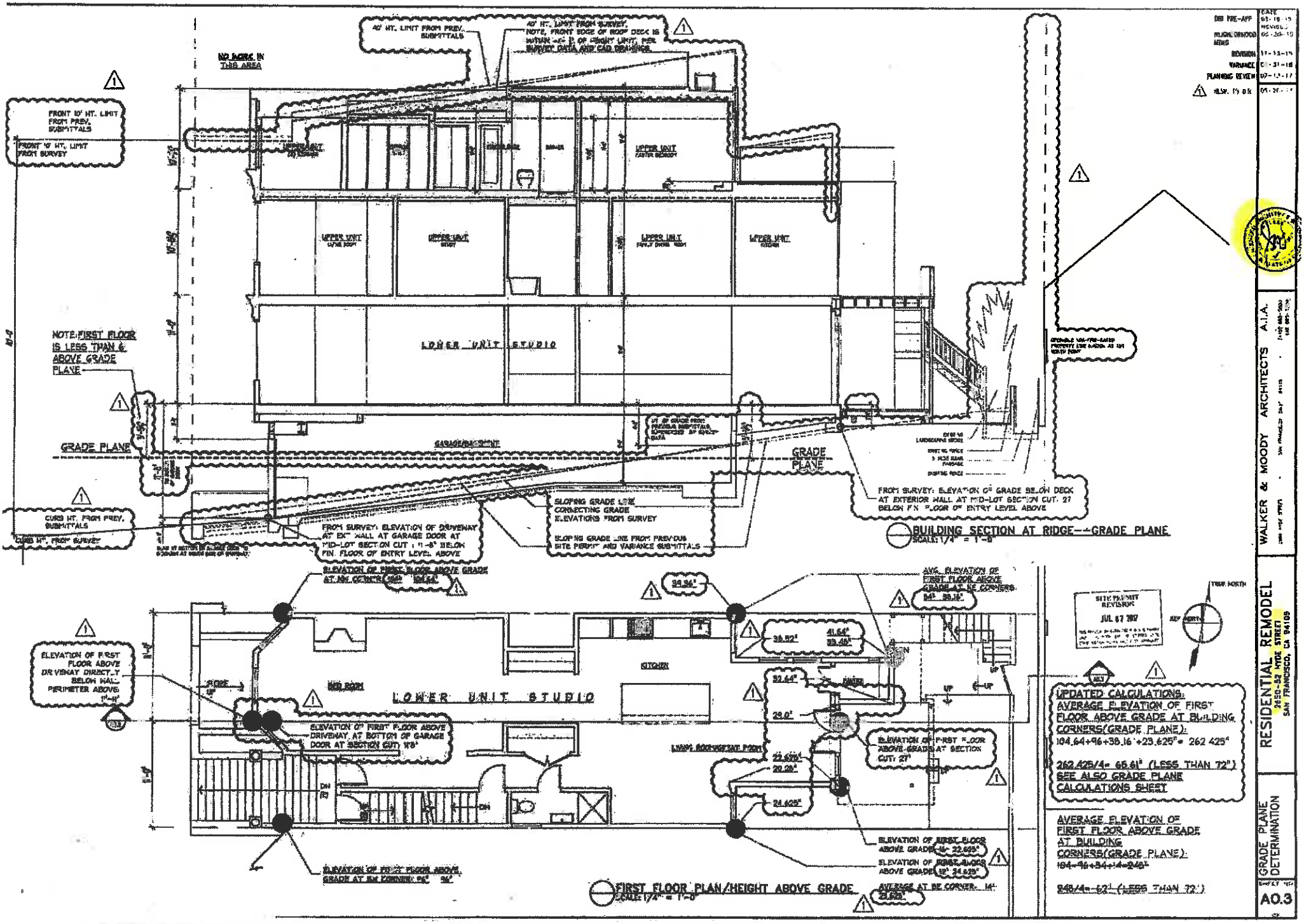
WALKER & MOODY ARCHITECTS A.I.A.

RESIDENTIAL REMODEL

GRADE PLANE DETERMINATION

A0.3

Exh. D



40' HT. LIMIT FROM PREV. SUBMITTALS
40' HT. LIMIT FROM SURVEY. NOTE, FRONT EDGE OF ROOF DECK IS WITHIN +/- 1' OF HEIGHT LIMIT, PER SURVEY DATA AND CAD DRAWINGS
NO WORK IN THIS AREA
FRONT 10' HT. LIMIT FROM PREV. SUBMITTALS
FRONT 10' HT. LIMIT FROM SURVEY
UPPER UNIT
UPPER UNIT
UPPER UNIT
UPPER UNIT
UPPER UNIT
LOWER UNIT STUDIO
NOTE: FIRST FLOOR IS LESS THAN 6' ABOVE GRADE PLANE
GRADE PLANE
GARAGE/BASEMENT
GRADE PLANE
CURB HT. FROM PREV. SUBMITTALS
CURB HT. FROM SURVEY
FROM SURVEY: ELEVATION OF DRIVEWAY AT EXT. WALL AT GARAGE DOOR AT MID-LOT SECTION CUT: 11'-8" BELOW FIN. FLOOR OF ENTRY LEVEL ABOVE
SLOPING GRADE LINE CONNECTING GRADE ELEVATIONS FROM SURVEY
SLOPING GRADE LINE FROM PREVIOUS SITE PERMIT AND VARIANCE SUBMITTALS
FROM SURVEY: ELEVATION OF GRADE BELOW DECK AT EXTERIOR WALL AT MID-LOT SECTION CUT: 27' BELOW FIN. FLOOR OF ENTRY LEVEL ABOVE
BUILDING SECTION AT RIDGE--GRADE PLANE
SCALE: 1/4" = 1'-0"
ELEVATION OF FIRST FLOOR ABOVE GRADE AT NW CORNER
AVG. ELEVATION OF FIRST FLOOR ABOVE GRADE AT NE CORNERS
ELEVATION OF FIRST FLOOR ABOVE DRIVEWAY DIRECTLY BELOW WALL PERIMETER ABOVE
BED ROOM
LOWER UNIT STUDIO
KITCHEN
ELEVATION OF FIRST FLOOR ABOVE DRIVEWAY AT BOTTOM OF GARAGE DOOR AT SECTION CUT: 11'8"
LIVING ROOM/GREAT ROOM
ELEVATION OF FIRST FLOOR ABOVE GRADE AT SECTION CUT: 27'
ELEVATION OF FIRST FLOOR ABOVE GRADE AT SW CORNER
ELEVATION OF FIRST FLOOR ABOVE GRADE
ELEVATION OF FIRST FLOOR ABOVE GRADE
AVERAGE AT SE CORNER
FIRST FLOOR PLAN/HEIGHT ABOVE GRADE
SCALE: 1/4" = 1'-0"
SITE PERMIT REVISION
JUL 07 2017
TRUE NORTH
UPDATED CALCULATIONS:
AVERAGE ELEVATION OF FIRST FLOOR ABOVE GRADE AT BUILDING CORNERS (GRADE PLANE):
104.64+96+38.16'+23.625" = 262.425"
262.425/4 = 65.61" (LESS THAN 72")
SEE ALSO GRADE PLANE CALCULATIONS SHEET
AVERAGE ELEVATION OF FIRST FLOOR ABOVE GRADE AT BUILDING CORNERS (GRADE PLANE):
104+96+34+14=248"
248/4=62" (LESS THAN 72")
WALKER & MOODY ARCHITECTS A.I.A.
RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109
GRADE PLANE DETERMINATION
A0.3

Exh. E

SNR Inspector Joe Duggan. DBI.
9.00 Anderson
10.30 tomorrow.

P. WHITEHEAD AND ASSOCIATES
CONSULTING ENGINEERS
671 ROCKDALE DRIVE
SAN FRANCISCO, CALIFORNIA 94127
(415) 584-0537
FAX: (415) 584-3084
E-MAIL: DUGGAN J@MSN.COM

GARAGE EXCAVATION

GEOTECHNICAL EVALUATION REPORT

2650 - 2652 HYDE STREET
BLOCK 0027 LOT 019
SAN FRANCISCO, CALIFORNIA

P. WHITEHEAD & ASSOCIATES REPORT # 2014 - 49

OCTOBER 31, 2014

CIVIL, STRUCTURAL, SOILS

SITE DISCRIPTION AND BACKGROUND

The residence is a two story single family building which was constructed in 1923. Recently a garage excavation has commenced.

The excavation will extend to the left and right side properties and within 30 feet of the rear property line.

OBSERVATIONS MADE DURING THE INVESTIGATION

The investigation was carried out in conjunction with a review of the approved architectural and structural drawings for the construction and geotechnical report 2014 - 49 dated May 24, 2913. To which reference is made.

The lot is located on sloping ground on the east side of Hyde Street, it measures 22 feet in width and extends a distance of 87 feet 6 inches from the front property line at Hyde Street to the rear property line. The lot slopes up from the front property line at a slope of 3 horizontal to one vertical. The residence is benched into the side of the slope. The garage addition is to be partially benched into the side of the slope at the front of the property.

An inspection of the exterior of the abutting residences was made. No leaning, cracking or the residence was noted. It is noted that the rear abutting structure is located approximately 30 feet distant from the excavation.

An inspection of the garage excavation area was made. The existing foundation consists of conventional cast in place concrete perimeter strip footing and interior spread footings. The foundation supports wood posts, floor joists and sheathing framing system. The excavation is trenched into the middle of the proposed garage area. It is to be extended to the left and right property lines. It will not be extended to the rear and will end 30 feet distance from the rear abutting structure (ref: survey)

The excavation will measure approximately 21 feet 6 inches wide x 46 feet 6 inches x an average depth of 8 feet. It will entail a volume of 296 cubic yards. It will be carried out during normal working hours per City Ordinance.

The soil material is a competent very hard clay / shale / sandstone and exceed type 'A' soil OSHA Appendix 'A'. The excavation is to be completed in formed sections not exceeding 8 feet. Conventional shoring is not required (Ref enclosures)

SUMMARY & CONCLUSIONS

The following conclusions are based upon the writer's personal inspection of the site, and professional opinion.

- The soil material is competent and vibration transmittal will be relativity low.
- No damage to abutting structures was evidenced.
- Construction monitoring is to be carried as specified herein (ref enc.)
- Excavation inspection will be carried out by P. Whitehead & Associates on a daily basis.

INVESTIGATION LIMITATIONS:

This report has been prepared in order to aid in the evaluation of stability of the site and abutting property. These services consist of professional opinions and recommendations made in accordance with generally accepted engineering principles and practices. This acknowledgment is in lieu of all warranties either expressed or implied. Our liability for error or negligence in connection with this report and related work is limited to the amount of our billing for this report.

Respectfully submitted,

P. WHITEHEAD & ASSOCIATES.

Philip Whitehead
President

Exh. F

AIA
Member American Institute of Architects

Patrick Jean-Phi
Architect Gene
Property Inspections Claim
Architectural
& Inspection Services

December 12, 2016

San Francisco Planning Department
1650 Mission Street suite 400
San Francisco, CA 94103
Attn: Andrew Perry

Subject: PA # 201507080940
2650 Hyde Street Exterior Expansion, Including Roof Deck

To Whom It May Concern:

This letter is intended to address the inconsistencies in the drawings and conditions noted therein, which are the subject of this DR request. The drawings reviewed do not accurately reflect the conditions that exist on site, and dimensions and drawings simply justify conformance to the 40' height limit, and continue the 3-Story existing building, when in fact it is a 4-Story building. The permit and complaint history for the subject property indicates a consistent performance of work absent permits, and miss-statements as to actual existing conditions at the property.

A brief history of the complaints filed against this property, along with other filings for Environmental/Project/Variance reviews, includes the following:

In July of 2004 a complaint was filed stating:
Installation of roof top deck, wood deck at first floor level and staircase leading from first floor down to ground level **without building permit.**
In December 2004 a Variance was applied for, stating: Rear yard variance to legalize existing roof deck, horizontal additions, per section 134. **STATUS: Closed/Cancelled 9/25/2006**

In August of 2005 a complaint was filed stating:
Added entire 3rd floor of occupancy without permit.
Inspection reveals a bedroom and bathroom on third floor served by non-conforming stair, original plans for (this) address do not exist.....

In January of 2006 a complaint was filed stating:
Per letter from Wing Lau, Building permit 200512210791 has been suspended no work may take place under PA 200512210791 until suspension has been lifted. *Permit 200512210791is described as: Remove (e) wood posts & wood beams at ground level. Replace with new steel beams & steel columns at same locations. Replace (e) brick foundation with new concrete foundation. No exterior work.*
Permit Status: **This permit was suspended.**

In February 2006 a Discretionary Review – Public Initiated was initiated (2006.0396D) stating:
Reconstruct rear egress stair in exact location, no firewall required per DBI. Note that on 9/22/08, **project sponsor withdrew the building permit application** against which this DR was filed
Status: **Closed - Cancelled**

441 Banbury Street Hayward, CA 94544 www.architectinspect.com patrick@architectinspect.com Office: 888-292-8828 Cell: 415-595-5457 Architect C-19988 Contractor B-766169

In October of 2008 a complaint was filed stating:
Exterior **alteration of a historically significant property without authorization** and **possible creation of a garage without permits.....**

In March of 2014 permits # 201403211448 and # 201403050004: These permits were noted to be revisions to, and to obtain finals for, work under PA#200805011047 **(work performed 6 years earlier)**

In October of 2006 permit # 200610185315, with description as follows: Add Basement Garage, ...*add* Roof Deck @ 4th Floor.....Reduce rear projection @ 1st and 2nd floors, add rear exterior stairway to (N) Garage. This Permit **Application was withdrawn on 3/11/2009**

There are many additional issues including notices of violation (NOV's); Permits applied for to legalize work done years before without a permit (only some examples are noted above), and other filings/notices. We have tried to include all pertinent issues at this time, but we strongly believe there are still many other factors that would weigh against this project going forward.

Currently the application for exterior expansion including a roof deck addition, is based on drawings we believe are inconsistent and do not accurately reflect the actual existing conditions for the subject property.

The drawings as submitted show a GRADE PLANE that is less than 72" (shown as 5'-2", or 62") which then does not allow the garage level to be considered as a story. In fact, we believe the actual dimensions at the building corners – first floor level to natural grade are considerably more than those shown, resulting in an average dimension of 6'-7", or 79", which then would indicate the garage is in fact a story and the building as exists is actually a 4-Story building. Any work considered at the uppermost 4th Story should not be considered. This average of 79" creates a GRADE PLANE greater than 72". Therefore, all the dimensions shown on the current submitted drawings, that show the proposed work within the 40' height limit, are inaccurate and that, in fact, the work proposed would exceed the permitted 40' height limit. The classification as a 4-Story building would require considerable expense with seismic upgrades, and that may be why the submittal of October 2006, was withdrawn in March of 2009. Please note, that in 2008, as noted above, a complaint was filed indication a possible garage had been added absent any permit.

There was also a letter issued from the SF Planning division, dated October 18, 2006, relating to PA#200509274018, which states:
"Height Limit: The height limit for the property is 40 feet. **Based on a review of the front elevation, the expansion of the third floor reaches a height of approximately 45 feet, to the top of the flat roof, which is not permitted.** Please revise the proposal at this level to comply with the Planning Code. Please indicate the height of the structure on the revisions."
We happen to have a copy of the drawings for that permit submittal, by Architect Robert Mittelstadt, dated 10/16/06, and the grade plane and other dimensions do not match the dimensions used in the current submittal to justify the work as in compliance with height limitations and number of stories. A subsequent permit was applied for PA# 200610185315, for essentially what appears to be the same scope of work. We believe the fact that the upper roof deck could not be added within the height limitations is why the project – under either of the two noted permit applications – was not pursued and why the Application was ultimately withdrawn three years later, on 3/11/2009.

We intend to examine in greater detail the plans from 2005/2006 and the current plans, along with additional documents relating to permit history, appeals granted and denied, NOV's, and other factors, to present prior to any variance or other hearing - to support our belief that no additional decks, and particularly no new roof deck, should be considered at this property.

Given the past permit history and performance of work absent permits, and the fact that this property already has more decks than most if not all other surrounding properties, and considering the other factors of privacy, height, etc. We respectfully request that the application for this exterior expansion and roof deck be denied. We also recommend - before any future permits are considered - that a city survey be performed (similar to a 3R Report) that can identify actual heights, stories, and any non-conforming or un-permitted work that may exist at the subject property.

Sincerely,

Patrick J. Burger

441 Banbury Street Hayward, CA 94544 www.architectinspect.com patrick@architectinspect.com Office: 888-292-8828 Cell: 415-595-5457 Architect C-19988 Contractor B-766169

Exh. G

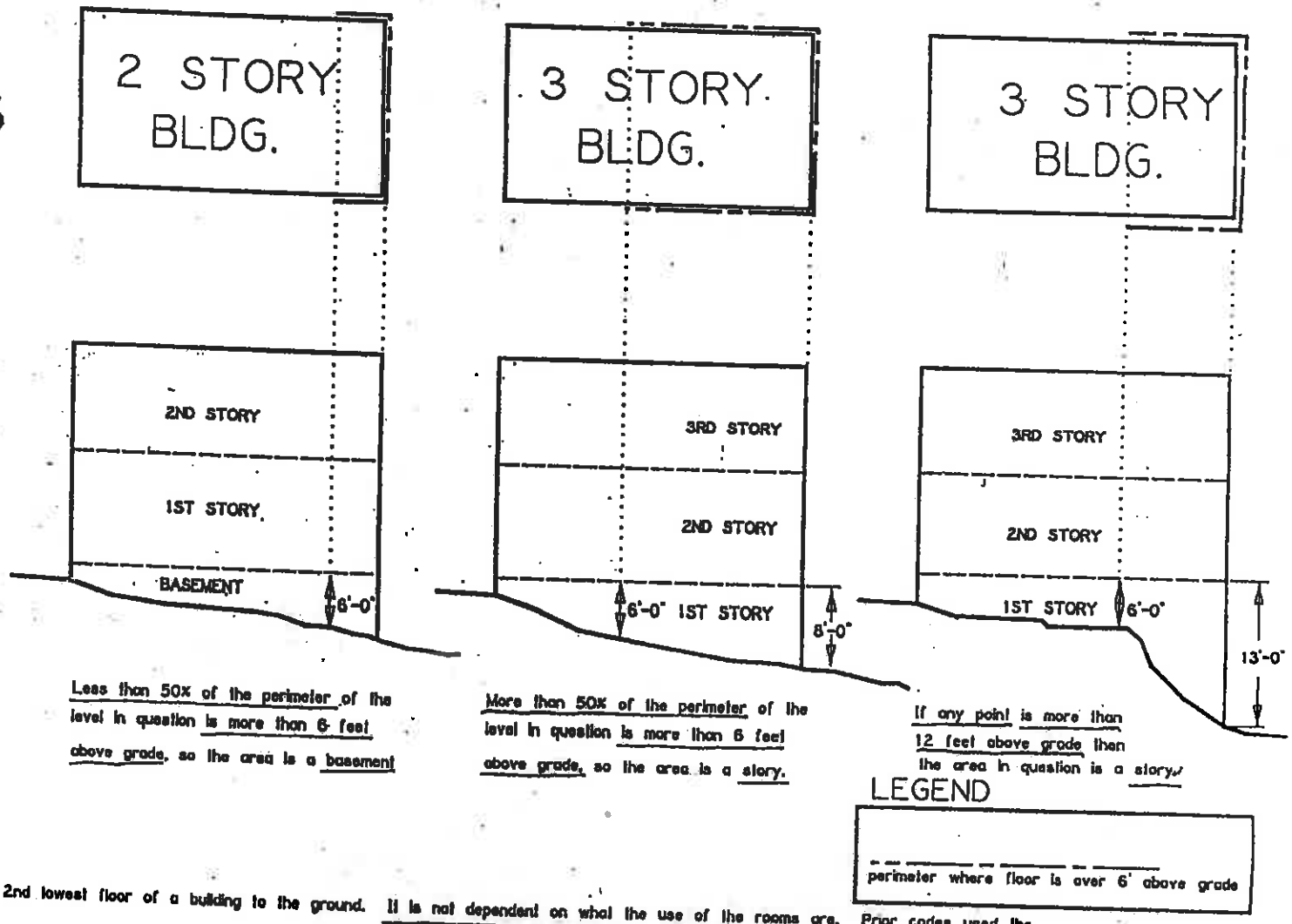
DEFINITION OF STORY

TORY is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above. If the finished floor level directly above a usable or unused under-floor
pace is more than 6 feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such usable or unused
nder-floor space shall be considered as a story.

FIRST STORY is the lowest story in a building which qualifies as a story, as defined herein, except that a floor in a building having only one
oor level shall be classified as a first story, provided such floor level is not more than 4 feet below grade, as defined herein, for more than 50 percent of the total perimeter, or not more than 8 feet
elow grade, as defined herein, at any point. (from SAN FRANCISCO BUILDING CODE CHAPTER 2 DEFINITIONS)

PLAN VIEWS

ELEVATIONS



Less than 50% of the perimeter of the level in question is more than 6 feet above grade, so the area is a basement

More than 50% of the perimeter of the level in question is more than 6 feet above grade, so the area is a story.

If any point is more than 12 feet above grade then the area in question is a story.

"STORY" is measured the top of the finish of the 2nd lowest floor of a building to the ground. It is not dependent on what the use of the rooms are. Prior codes used the term "Story of Occupancy" so that a garage level containing only a garage was not considered a story. This is no longer the case.

Craig and Marina Greenwood
2650 Hyde Street
San Francisco, CA 94109

VIA HAND DELIVERY

January 26, 2018

President Darryl Honda
San Francisco Board of Appeals
1650 Mission Street, Room 304
San Francisco, CA 94103

Re: Appeal Nos. 17-187, 17-188
Subject Property: 2650-52 Hyde Street
Permit Type: Site
Permit No. 2015/07/08/0940S
Permit Holders Brief

Dear President Honda and Board Members:

I, Craig Greenwood, am the permit holder for the approved Site Permit No. 2015/07/08/0940S. The approved permit ("Permit") is attached as **Exhibit A**. The Permit authorizes a minor renovation of my existing home, including "squaring off" of the existing gabled roof to a flat roof at the rear of the property and adding a small roof deck. The approved plans are attached as **Exhibit B**.

The Appellants, Ellen Tsang ("Tsang") & Edgar Brincat ("Brincat"), have a 20 year history of filing frivolous complaints and appeals to the City against their adjacent neighbors. See Planning Department Memo and Plat Map Complaint Summary attached as **Exhibit C.** Countless city staff hours have been wasted and hundreds of thousands of dollars have been spent dealing with their reprehensible behavior.

The Board should deny this appeal as the Permit was properly issued after extraordinary review by the Planning Department, a Discretionary Review hearing by the Planning Commission, and increased scrutiny by the Building Department.

Background

My wife and I moved into the property in the upstairs unit as renters in September 2001. In June 2004, we purchased the property from the owner who occupied the downstairs unit. Shortly after purchasing the property, we started receiving Notices of Violation ("NOV's") for work that was allegedly done without permits or not to code. I learned that all of my neighbors had complaints and violations against their properties too. In an attempt to clear the violations, we pulled permits that were challenged by appellant Tsang. The process became so complicated due to Tsang's incessant complaining to the Department of Building Inspection ("DBI"), we consolidated the permits hoping to do a full renovation. Ultimately, that proved financially infeasible so we went back to correcting the individual NOV's.

Over the course of past 13 years, we have been met with hostility by appellant Tsang. **Any attempts to work on our property result in conflict**. See Cease and Desist letter attached as **Exhibit D**. Other adjacent neighbors have had the same problem. See email from Charles Engelberg, Tsang's adjacent property owner to the east residing at 767 North Point, attached as **Exhibit E**. Tsang became so upset that 767 North Point was being repainted to include a wall that faced her backyard, she sprayed water all over the fresh paint. Dr. Engelberg spent 7 years fighting with her to repaint the exterior wall, finally under court order. See photo attached as **Exhibit F**. Upset that Sandy Walker, owner of 2666 Hyde, (adjacent property to the west) was attempting to paint the exterior of his property, Tsang, in a fit of rage attempted to shake one of the painters off of a 15' ladder. There were witnesses and a police report was filed. Attempts to

negotiate or work out issues with Tsang have been futile. See letters and email correspondence attached as **Exhibit G**.

2650-52 Hyde Street and Property Owner

My wife Marina and I purchased the property in 2004. It is our primary residence. We live in the upstairs unit with our two young children, Julian (12) and Mia (8). Marina's mother uses the downstairs unit when she is in San Francisco. My company, Prado Group, has no ownership or involvement in the Property.

Permit History

Shortly after purchasing the property in 2004, we started receiving NOV's for work that was allegedly done without permits or not to code. In an attempt to clear the violations, we pulled permits that were challenged by Tsang. Eventually, we consolidated the permits and attempted to do a full renovation. Ultimately, it was financially infeasible and so complicated dealing with Tsang we abandoned a complete renovation and decided to attempt to deal the individual NOV's. This was a long painful 13 year process.

In 2005, we attempted to install a garage. The contractor's engineer screwed up the plans. Tsang alleges we were complicit in preparing the plans. This is untrue. We are not licensed architects, engineers or contractors. We had no input in preparing the plans. We simply made the mistake of hiring the wrong contractor.

Appellant's allegations of work done without permits are false

Tsang repeatedly alleges that we have done work without permits. In her letter dated June 8, 2015, attached as **Exhibit H**, Tsang states "I have proof that these exterior rear stairs facing our bathroom window were NOT built 35 years or more ago. In 1990 there were no such exterior

stairs at all. Not until about 10 years later the exterior stairs were constructed without a required permit and plans. The Greenwoods have full knowledge that they tore down these illegal stairs and built new stairs couple times to its current conditions to face our bathroom window for their purpose." Her allegation that we built the rear stairs is false. The issue was adjudicated before the Board of Appeals and the permit to clear the NOV for "supposed work we did" was upheld. See letters that were provided to the Board of Appeals from a previous tenant and two previous owners of our Property attached as **Exhibit I.**

Project is not code compliant and plants (sic) are inaccurate

Both DBI and Planning have been involved in the review of this project for over 3 years. Building height has been thoroughly reviewed by planning and Building.

1. Height, Planning Code 134
    a. Planning has reviewed and determined it complies w height limit requirements.
2. Double deck railings
    a. Planning approved. Added OSHA Safety rail. Planters aid privacy.
3. Height
    a. 30'
        i. The height limit of the building is 40', with the exception of the <u>REAR 3 ½"</u> of the building. We applied for and received a variance for this minor intrusion of the expansion into the lower 30' height limit.
    b. Grade lines
        i. The approved plans state that survey data supersedes information from drawings by R Mittlestadt.

ii. Appellant is confusing Natural Grade, Existing Grade and Grade Plane, 3 similar but by definition distinctly different concepts and measurements.

iii. Existing grade and building height has been thoroughly reviewed by Planning and project as submitted conforms. We followed the Planning Department request to conduct a survey and the permit drawings accurately reflect the results of the survey.

iv. Likewise, DBI has reviewed Grade Plane and the drawings reflect their review and approvals.

4. Seismic

    a. Building will be seismically strengthened per engineers design

5. Garage door, heights, etc.

    a. The note "Verify with…drawings for new garage" and 7'4" height comes from set prepared in 2015 for neighborhood review meeting. At that time and at time of initial Permit submittal, the construction work for the driveway and garage door was in progress and not completed. Hence the note referencing the drawings for the garage permit (which Walker and Moody was not the Architect for) and to verify field conditions, which has occurred, and the more recent drawings indicate those verifications.

6. Decks

    a. There are 3 decks in current proposal (4 including a deck located at grade) not 5 as the appellant alleges. One was deleted in the course of planning review.

Current Project Impacts on our Property which is the only Adjacdent (sic) Property to 2650-52 Hyde Street's Rear Yard

The allegations stem from the non-conforming property line windows at the west property line of 769 North Point. The modifications to the building volume are approximately 31 feet 6 inches to the west of those windows. At that property line is the west exterior wall of 769 North Point. This more than 30' long wall is solid along its entire length with the exception of these two non-conforming, non-fire-rated operable property line windows.

1. Light and air.
    a. The change in building volume at the rear of the project is minimal from changing the gable roof to a flat roof. The flat roof is approximately at the height of the existing gable roof. At the property lines the height increases by approximately 8'8", though remaining below the height of the adjacent building to the south; at the middle of the lot there is no, or minimal, change in building height. Considering the distance between this and the 769 windows, and the sun angles involved, minimal--if any--reduction of light into these non-conforming windows would occur.
2. Privacy
    a. The privacy concerns are unfounded. See Plans and sections showing sightline attached as **Exhibit J**.
        i. The sightlines between the southernmost window (kitchen) and the roof deck are completely obscured by a tall bamboo hedge.
        ii. The sightlines between the northernmost window (bathroom) and the proposed roof deck show that there is no issue because the roof deck at

the floor below obscures any sightline into Tsang's bathroom window and vice-versa.

b. Note that as a result of the DR hearing in April 2017 the edge of the roof deck on the north and east was moved back 5' in direct response to this concern.

c. The rear yards of the three properties adjacent and to the west of 769 North Point all have useable outdoor spaces and/or decks that are nearer to the windows at 769 than those windows are to the proposed new roof deck.

Independent Professional assessment of the project and building code definition of story

The Building Department has confirmed the property is a 3 story building per the approved plans.

Due Process

The appellants allege they haven't received due process. The project has been thoroughly reviewed by Planning and Building over 3 years. Tsang has been involved from the outset. See Project Timeline and Correspondence attached as **Exhibit K.**

Conclusion

My wife and I are simply trying to improve our home and provide additional outdoor space for our family. Our project has been thoroughly scrutinized and approved by the Planning and Building Departments, and has the support of the Aquatic Park Neighbors and our other adjacent neighbors. See letters of support attached as **Exhibit L.** We respectfully request that the Board deny these appeals. Thank you for your consideration.

Very truly yours,

Craig Greenwood

Enclosures

cc: Cynthia Goldstein, Executive Director Board of Appeals
Sandy Walker, Walker Moody Architects
Appellant, Ellen Tsang
Appellant, Edgar Brincat

EXHIBIT A

APPROVED
Dept. of Building Insp.
NOV 20 2017
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR REPRODUCTION
ACCEPTED
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED
Dept. of Building Insp
Capacity Charges
Water NOV 20 2017
Sewer/Wastewater
Drainage 10/2/17
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

SITE PERMIT
JUL 0 8 2015
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

APPROVED FOR ISSUANCE
NOV 20 2017

BLDG. FORM 3/8

APPLICATION NUMBER 2015-07-08-0960

OSHA APPROVAL RECD'D ☐
OSHA APPROVAL NUMBER

201385961, 200659847 (BD)

BUILDING ENLARGEMENT
DESCRIPTION
ELECTRICAL
PLUMBING

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED
FORM 8 ☐ OVER-THE-COUNTER ISSUANCE
2 NUMBER OF PLAN SETS

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.

0027/019

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
JUL 0 8 2015	1507683	2650-52 HYDE STREET	
PERMIT NO.	**ISSUED**	**(2A) ESTIMATED COST OF JOB**	**(2B) REVISED COST:**
1444974	NOV 20 2017	$ ~~195,000~~	BY: 275,000 DATE 10/30/17

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
V-B	3	1	RESIDENCE DUPLEX	R-3	2

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
V-B	3	1	RESIDENCE DUPLEX	R-3	2

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(12) ELECTRICAL WORK TO BE PERFORMED?	(13) PLUMBING WORK TO BE PERFORMED?
YES ☐ NO ☒	YES ☒ NO ☐	YES ☒ NO ☐	YES ☒ NO ☐

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
OWNER					

(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTR/CB	PHONE (FOR CONTACT BY DEPT.)
CRAIG + MARINA GREENWOOD	2650 HYDE ST. SF CA			415-6016-1061

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

REMODEL TO UPPER UNIT OF 2 UNIT BUILDING: - INCLUDING 2ND BATHROOM.
- CHANGE REAR PORTION OF (E) GABLE ROOF TO FLAT ROOF W/ ROOF DECK ABOVE. INTERIOR REMODEL OF THIRD FLOOR BELOW ROOF.
- NEW STAIR TO ROOF, REMODEL INTERIOR STAIR. NEW SMALL DECK AT LEVEL 3.

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 HORIZ. EXTENSION TO BUILDING?	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
YES ☐ NO ☐		YES ☐ NO ☐	

(21) WILL SIDEWALK OVER SUB-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?
YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

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

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

MAHER ORDINANCE - EXTENDED
Disturbance of at least 50 cu. yd. of soil.
☐ Yes ☒ No
If yes, Fill out DPW for compliance with Ordinance

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 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, 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 (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.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee shall assume all responsibility for injuries suffered by persons or property 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 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) 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 _____
Policy Number _____

( ) 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 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.

(X) 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.

Signature of Applicant or Agent — Date 07/08/15

REV 06/13

OFFICE COPY

CONDITIONS AND STIPULATIONS

REFER TO:		
	APPROVED: JOSEPH OSPITAL, DBI OCT 30 2017 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** Per plans, application, variance decision, and DRA-0520, removal of the existing gable roof at rear of building and construction of new flat roof with roof deck above, with 5' setbacks along rear and north side of building, accessed by external stair, new shed dormer at south side of existing gable, and interior work. DEPARTMENT OF CITY PLANNING 11/1/17	DATE: REASON: NOTIFIED MR.
☒	**APPROVED:** MA R3 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** MA MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** SFPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL (415) 554-7149 TO SCHEDULE By 9/12/17 Rassendyll Dennis, SFPW/BSM BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** MA DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** SFPUC Diana Chung 10/2/17 SFPUC ~~REDEVELOPMENT AGENCY~~	DATE: REASON: NOTIFIED MR.
☐	**APPROVED:** NP 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

EXHIBIT B

PRE-APPLICATION MEETING DOCUMENTS

WALKER & MOODY ARCHITECTS

[illegible]

SUBMIT THE FOLLOWING ITEMS ON SEPARATE APPLICATION

- ☐ ARCHITECTURAL
- ☐ MECHANICAL
- ☐ FIRE ALARM
- ☒ SPRINKLERS
- ☐ STANDPIPE
- ☐ HOOD & DUCT FIRE SUPPRESS. SYS./
- ☐ FUEL OIL /EMER. GENERATOR
- ☐ SMOKE CONTROL

Amy Eng
OCT 3 1 2017

APPROVED Dept. of Building Insp.
NOV 2 8 2017

Consult design professional for requirement to determine water supply for sprinklers

NEIGHBORHOOD MTNG	05-20-15
REVISED SITE PERMIT	06-05-15
REVISION	11-13-15
VARIANCE	05-31-16
⚠ RESP. TO D.R.	05-26-17

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA
94109

GENERAL NOTES

CODE REQUIREMENTS

[illegible]

ENERGY NOTES

[illegible]

CONTRACTOR NOTES

[illegible]

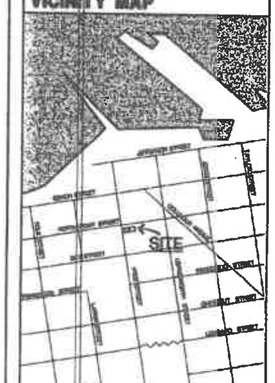
ABBREVIATIONS

[illegible]

SYMBOLS

[illegible]

VICINITY MAP



DIRECTORY

OWNER
CRAIG GREENWOOD
2650 HYDE STREET
SAN FRANCISCO, CA 94109

ARCHITECT
WALKER & MOODY ARCHITECTS
2880 HYDE STREET,
SAN FRANCISCO, CA 94109
P: 415-885-0800
F: 415-885-1009
E: [illegible]@walkermoody.com
E: [illegible]@walkermoody.com
CONTACT: JOHN C. WALKER
DEAN MARTELLI

SFPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL (415) 554-7149 TO SCHEDULE

By ________ Raymond Dennis, SFPW/BSM

STRUCTURAL ENGINEER
SANTOS AND URRUTIA
2451 HARRISON STREET
SAN FRANCISCO CA 94110
TEL: (415) 642-7722
FAX: (415) 642-7590
CONTACT: ALBERT URRUTIA

BUILDING DATA

SCOPE OF WORK: REMODEL TO UPPER UNIT OF TWO UNIT BUILDING:

- CHANGE REAR PORTION OF (E) GABLE ROOF TO FLAT ROOF W/ ROOF DECK ABOVE. INTERIOR REMODEL OF THIRD FLOOR BELOW ROOF.
- (N) STAIR TO ROOF DECK.
- CHANGE (E) WINDING STAIR TO THIRD FLOOR TO STRAIGHT RUN STAIR.
- DEMO PORTIONS OF (E) GABLE: ADD SMALL DECK AT NORTH SIDE OF GABLE AT THIRD FLOOR; ADD NEW SHED DORMER AT SOUTH SIDE OF GABLE.
- ADD (N) MOMENT FRAME AT REAR AT GROUND FLOOR; ADD (N) WINDOW AND GLAZED DOOR (AT LOWER UNIT)

BLOCK/LOT #	0027/010
ZONING	RH-3
OCCUPANCY	R-3 / U-1 TWO UNITS OVER GARAGE
CONST. TYPE	TYPE V-N
# OF STORIES	3 OVER BASEMENT
FLOOR AREAS:	SEE SHEET A0.2

SHEET INDEX

ARCHITECTURAL

A0 GENERAL
- A-0.1 TITLE SHEET
- A-0.2 CODE ANALYSIS
- A-0.3 GREEN PLANS
- A-0.4 PLANNING INFORMATION ⚠

A1 SITE/ETC
- A-1.1 SITE/PLOT PLAN
- A-1.2 PERSPECTIVE/VIEWS

A2 PLANS
- A-2.1 BASEMENT LEVEL PLAN
- A-2.2 FIRST FLOOR: DEMO AND REMODELED PLANS
- A-2.3 SECOND FLOOR: DEMO AND REMODELED PLANS
- A-2.4 THIRD FLOOR: DEMO AND REMODELED PLANS
- A-2.5 ROOF: DEMO AND REMODELED PLANS

A3 EXTERIOR ELEVATIONS (NEW)
- A-3.1 NEW WEST (FRONT) ELEVATION
- A-3.2 NEW EAST (REAR) ELEVATION
- A-3.3 NEW NORTH ELEVATION
- A-3.4 NEW SOUTH ELEVATION

A3E EXTERIOR ELEVATIONS (EXISTING)
- A-3E.1 EXISTING WEST (FRONT) ELEVATION
- A-3E.2 EXISTING EAST (REAR) ELEVATION
- A-3E.3 EXISTING NORTH ELEVATION
- A-3E.4 EXISTING SOUTH ELEVATION

A4 BUILDING SECTIONS (NEW)
- A-4.1 SECTION
- A-4.2 SECTION
- A-4.3 SECTIONS

OCT 3 0 2017

Capacity Charges

SFPUC ________

Route any changes in Building Dimensions, Exterior Materials, Window Location, Size or Materials, or Use to the Planning Department for reapproval.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

Approved Planning Dept. Andrew Perry 8/1/17

APPROVED PURSUANT TO DISCRETIONARY REVIEW

FULL BUILDING SPRINKLERS PER NFPA13R UNDER SEPARATE PERMIT

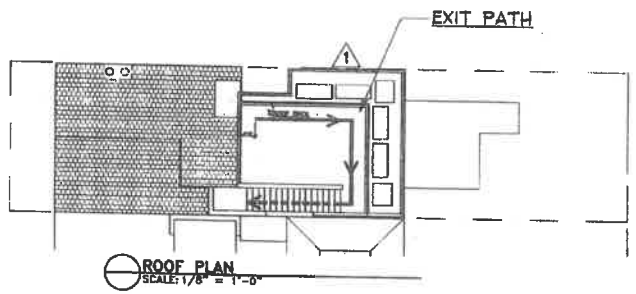
SITE PERMIT REVISION
JUL 07 2017

WALKER & MOODY ARCHITECTS A.I.A.
2880 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0800 FAX 885-1009

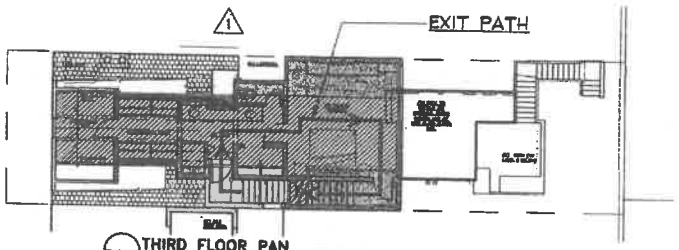
RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CALIFORNIA 94109

TITLE SHEET

SHEET NO
A0.1



ROOF PLAN
SCALE: 1/8" = 1'-0"



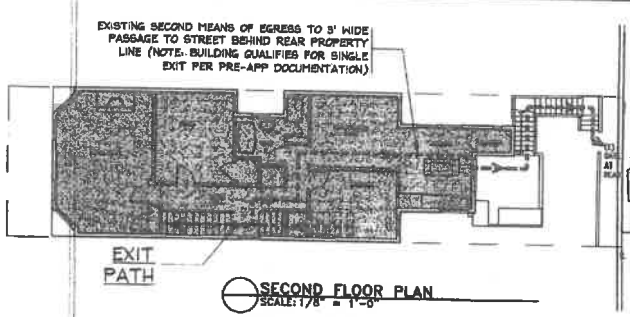
THIRD FLOOR PAN
SCALE: 1/8" = 1'-0"

TOTAL FLOOR AREA, REMODELED : 660 SQ. FT. 1

EXISTING FLOOR AREA	527 SQ FT	SHOWN HATCHED
NEW FLOOR AREA	133 SQ FT	ADDED SHOWN SHADED; DEDUCTED SHOWN CROSS HATCHED

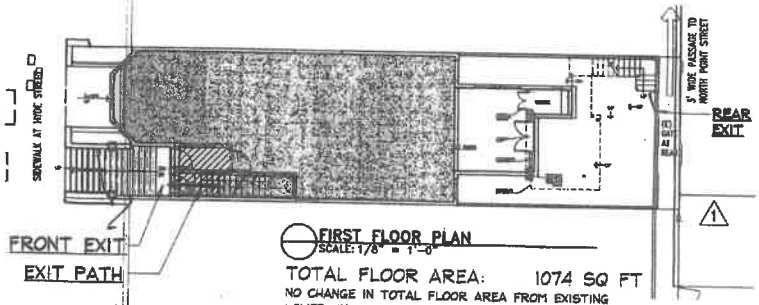
ALL UPPER UNIT

EXISTING SECOND MEANS OF EGRESS TO 3' WIDE PASSAGE TO STREET BEHIND REAR PROPERTY LINE (NOTE: BUILDING QUALIFIES FOR SINGLE EXIT PER PRE-APP DOCUMENTATION)



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

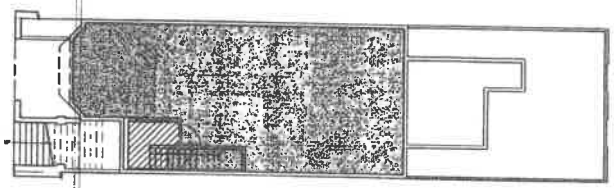
TOTAL FLOOR AREA: 1138 SQ FT SHOWN SHADED
NO CHANGE FROM EXISTING
ALL UPPER UNIT



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

TOTAL FLOOR AREA: 1074 SQ FT
NO CHANGE IN TOTAL FLOOR AREA FROM EXISTING

LOWER UNIT	1051 SQ FT	SHOWN HATCHED
UPPER UNIT	23 SQ FT	SHOWN SHADED



JOSEPH HOSPITAL OB
OCT 30 2017

RECEIVED
OCT 27 2017
CITY OF BUILDING INSPECTION
DOC. TAKE NOTICE THIS SUBMITTAL IS NOT APPROVED FOR ISSUANCE

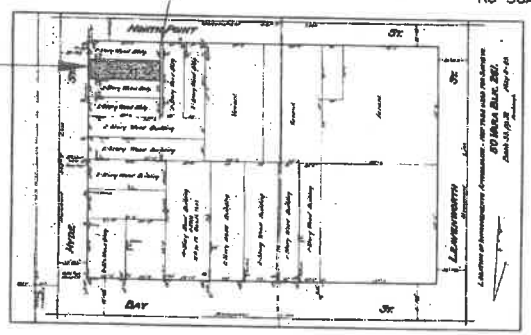
BASEMENT LEVEL
SCALE: 1/8" = 1'-0"

TOTAL FLOOR AREA: 924 SQ FT
REMODEL OF BASEMENT IS NOT PART OF THIS PERMIT

BASEMENT/GARAGE	877 SQ FT	SHOWN SHADED
LOWER UNIT	47 SQ FT	SHOWN HATCHED

2650 HYDE STREET

EXISTING 3' WIDE PASSAGE AT REAR W/ACCESS TO NORTH POINT STREET



BLOCK AND LOT MAP SHOWING PASSAGE AT REAR OF PROPERTY
NO SCALE

2

Approved Planning Dept. Andrew Perez

OCCUPANCY LOADS:

GARAGE 200SF/OCC. U OCCUPANCY	OCC LOAD 3	(677/200)
LOWER UNIT 200SF/OCC. R OCCUPANCY	OCC LOAD 6	(1098/200)
UPPER UNIT 200SF/OCC. R OCCUPANCY	OCC LOAD 10	(1931/200)

FLOOR AREAS:

GARAGE FLOOR AREA (BASEMENT LEVEL)	877 SQ FT	EXISTING, NO WORK AT THIS LEVEL.
LOWER UNIT FLOOR AREA	1098 SQ FT	EXISTING
BASEMENT LEVEL	47 SQ FT	NO CHANGE AT THIS UNIT.
FIRST FLOOR LEVEL	1051 SQ FT	
UPPER UNIT FLOOR AREA	1991 SQ FT	REMODELED TOTAL
FIRST FLOOR	23 SQ FT	NO CHANGE
SECOND FLOOR	1138 SQ FT	NO CHANGE
THIRD FLOOR	660 SQ FT	REMODELED TOTAL

1

	EXISTING	REMODELED
BASEMENT LEVEL	924 SF	924 SF
FIRST STORY	1074 SF	1074 SF
SECOND STORY	1138 SF 1	1138 SF
THIRD STORY	527 SF	660 SF
TOTAL	3663 SF	3796 SF

TOTAL NEW SQUARE FOOTAGE: 133 SQ FT

DBI PRE-APP
NEIGHBORHOOD MTNG
1 REVISION
1 RESP. TO D.B.I.
2 RESP. TO DBI PL. CK.

DATES:
02-26-15
REVISED
05-20-15
11-13-15
05-26-17
10-12-17

REAR EXIT APPROVED
Dept. of Building Insp.
NOV 28 2017
C.
DEPT. OF BUILDING INSPECTION

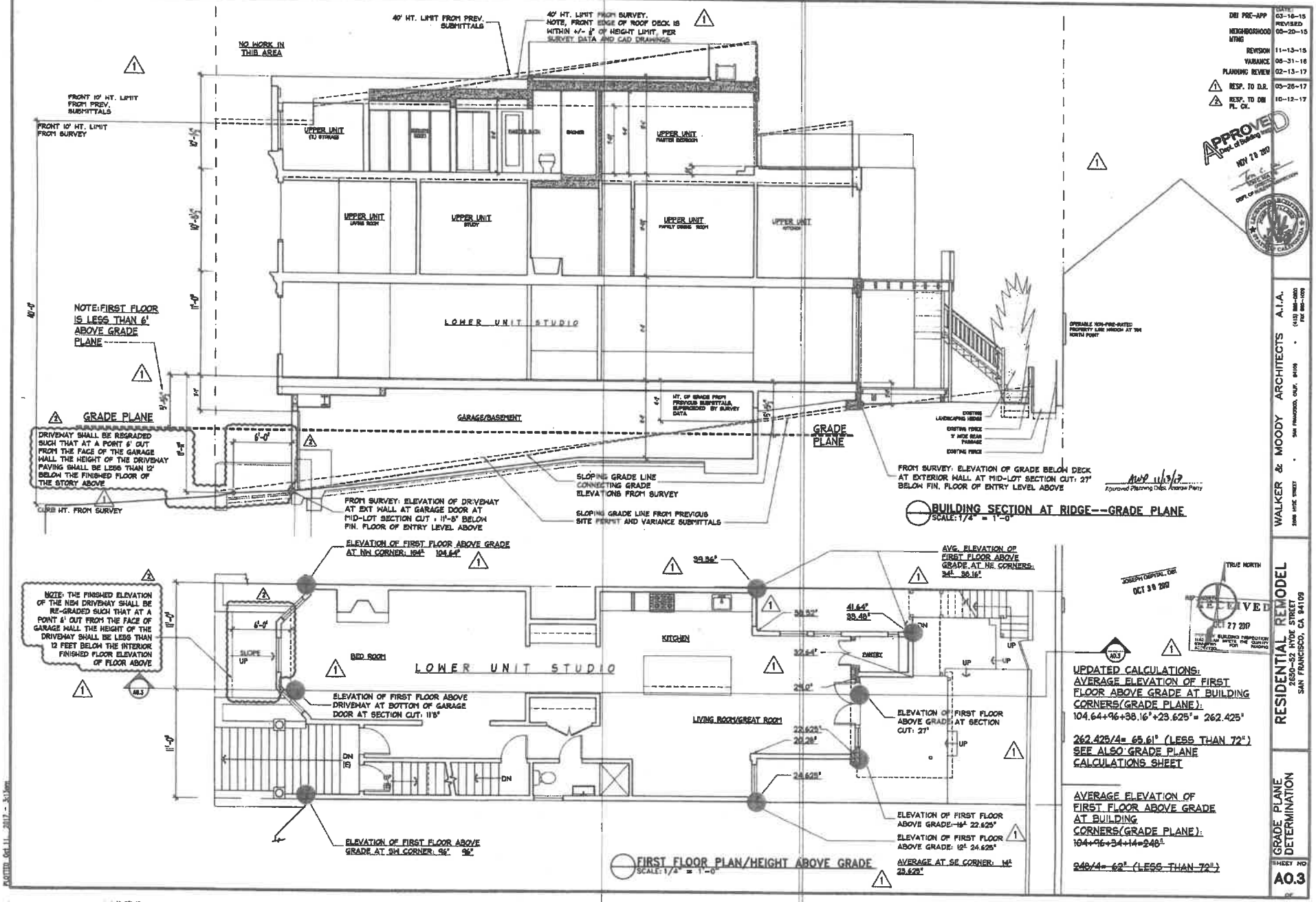
WALKER & MOODY ARCHITECTS A.I.A.
2888 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 386-0600 FAX 885-1500

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

EXITING ANALYSIS
FLOOR AREAS

SHEET NO
A0.2

PLOTTED: Oct 30, 2017 - 4:59pm



BUILDING SECTION AT RIDGE--GRADE PLANE
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN/HEIGHT ABOVE GRADE
SCALE: 1/4" = 1'-0"

UPDATED CALCULATIONS:
AVERAGE ELEVATION OF FIRST FLOOR ABOVE GRADE AT BUILDING CORNERS(GRADE PLANE):
104.64+96+38.16"+23.625"= 262.425"

262.425/4= 65.61" (LESS THAN 72")
SEE ALSO GRADE PLANE CALCULATIONS SHEET

AVERAGE ELEVATION OF FIRST FLOOR ABOVE GRADE AT BUILDING CORNERS(GRADE PLANE):
~~104+96+34+14=248"~~

~~248/4= 62" (LESS THAN 72")~~

DBI PRE-APP	03-16-15
REVISED	
NEIGHBORHOOD MTNG	05-20-15
REVISION	11-13-15
VARIANCE	08-31-16
PLANNING REVIEW	02-13-17
1 RESP. TO D.R.	05-26-17
2 RESP. TO DBI PL. CK.	10-12-17

APPROVED Dept. of Building Inspection NOV 20 2017

WALKER & MOODY ARCHITECTS A.I.A.
2888 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0800 FAX 885-1009

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

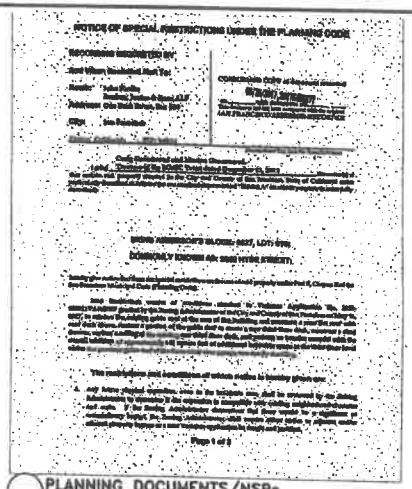
GRADE PLANE DETERMINATION

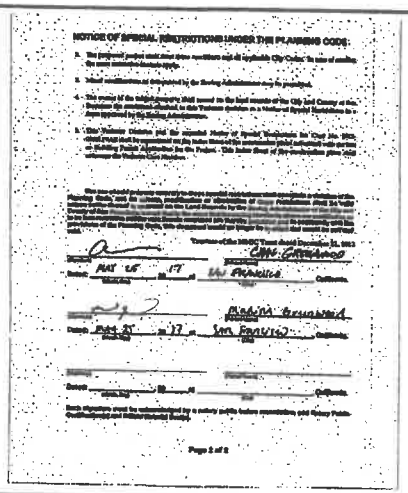
SHEET NO
A0.3
OF

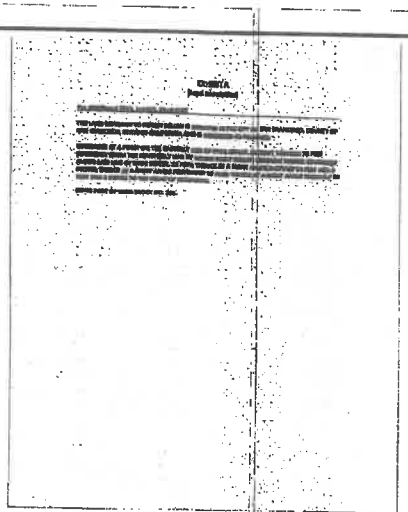
JOSEPH DISPITAL, DBI OCT 30 2017

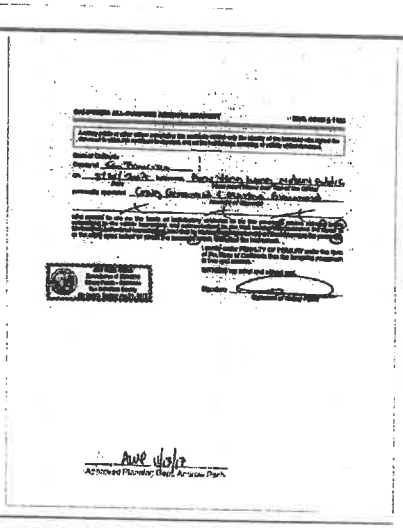
RECEIVED OCT 27 2017 BUILDING INSPECTION

PLOTTED Oct 11, 2017 - 3:13pm

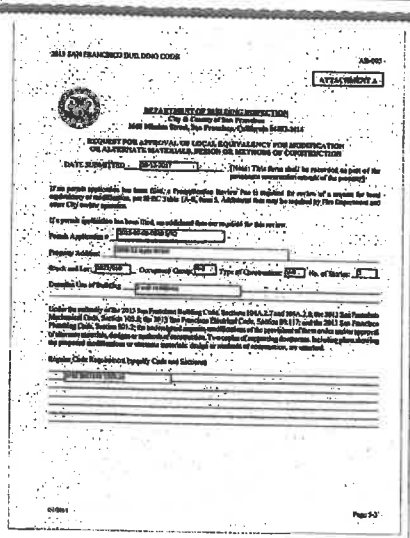

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE


NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE:





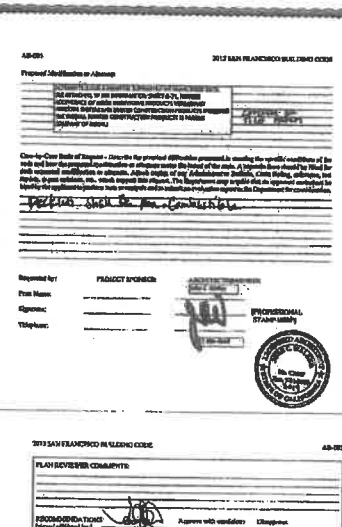
PLANNING DOCUMENTS/NSRs
SCALE:


2013 SAN FRANCISCO BUILDING CODE

ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

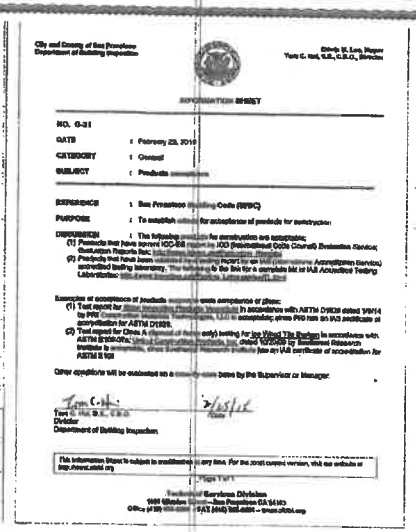
REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION


2013 SAN FRANCISCO BUILDING CODE

Proposed Modification or Attempt

Requested by: PROJECT SPONSOR

PROFESSIONAL STAMP HERE


City and County of San Francisco
Department of Building Inspection

INFORMATION SHEET

NO. G-21

DATE : February 23, 2010

CATEGORY : General

SUBJECT : Products

REFERENCE : San Francisco Building Code (SFBC)

PURPOSE : To establish criteria for acceptance of products for construction

DISCUSSION : The following products for construction are acceptable:

(1) Products that have received ICC-ES [illegible] ICC (International Code Council) Evaluation Service, Evaluation Reports that [illegible]

(2) Products that have been evaluated by an [illegible] Accreditation Service) accredited testing laboratory. The following is the link for a complete list of IAS Accredited Testing Laboratories: [illegible]

Examples of acceptance of products requiring [illegible] acceptance of plans:

(1) Test report for [illegible] in accordance with ASTM D4814 tested by PRI Construction Materials Technologies, Inc. dated 10/20/09 by Structural Research Institute in accordance with ASTM D1929.

(2) Test report for Class A (Flame Spread Index only) testing for Ice Shield Tile Backer in accordance with ASTM E84-07a, tested by Construction Materials Technologies, Inc. dated 10/20/09 by Structural Research Institute in accordance with ASTM E84-07a. Manufacturer submits fees per IAS certificate of accreditation for ASTM E 108

Other questions will be evaluated on a case-by-case basis by the Supervisor or Manager.

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

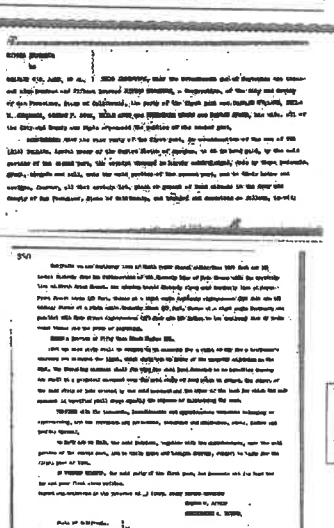
3/15/10
Date

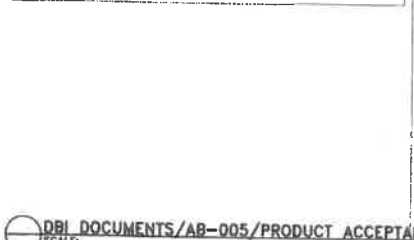
This information sheet is subject to modification at any time. For the most current version, visit our website at http://www.sfdbi.org

Page 1 of 1

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

Evaluation Services Division
1660 Mission Street · San Francisco CA 94103
Office of the [illegible] · FAX (415) [illegible] · www.sfdbi.org




2013 SAN FRANCISCO BUILDING CODE

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve with conditions / Disapprove

Original submitted by: JOSEPH OSPITAL, DBI

Plan Reviewer: OCT 16 2017

Division Manager: 10/24/17

for Director of Bldg. Inspection

for Fire Marshal:

CONDITIONS OF APPROVAL / COMMENTS:

DBI DOCUMENTS/AB-005/PRODUCT ACCEPTANCE
SCALE:

PRE-EXISTING EASEMENT
SCALE:

RESP. TO D.B.
RESP. TO DBI PL. CK.

DATE
05-26-17
REVISED
10-12-17

APPROVED
Dept. of Building Insp.
NOV 28 2017
DEPT. OF BUILDING INSPECTION

RECEIVED
OCT 27 2017
DEPT. OF BUILDING INSPECTION
SAN FRANCISCO

OCT 16 2017

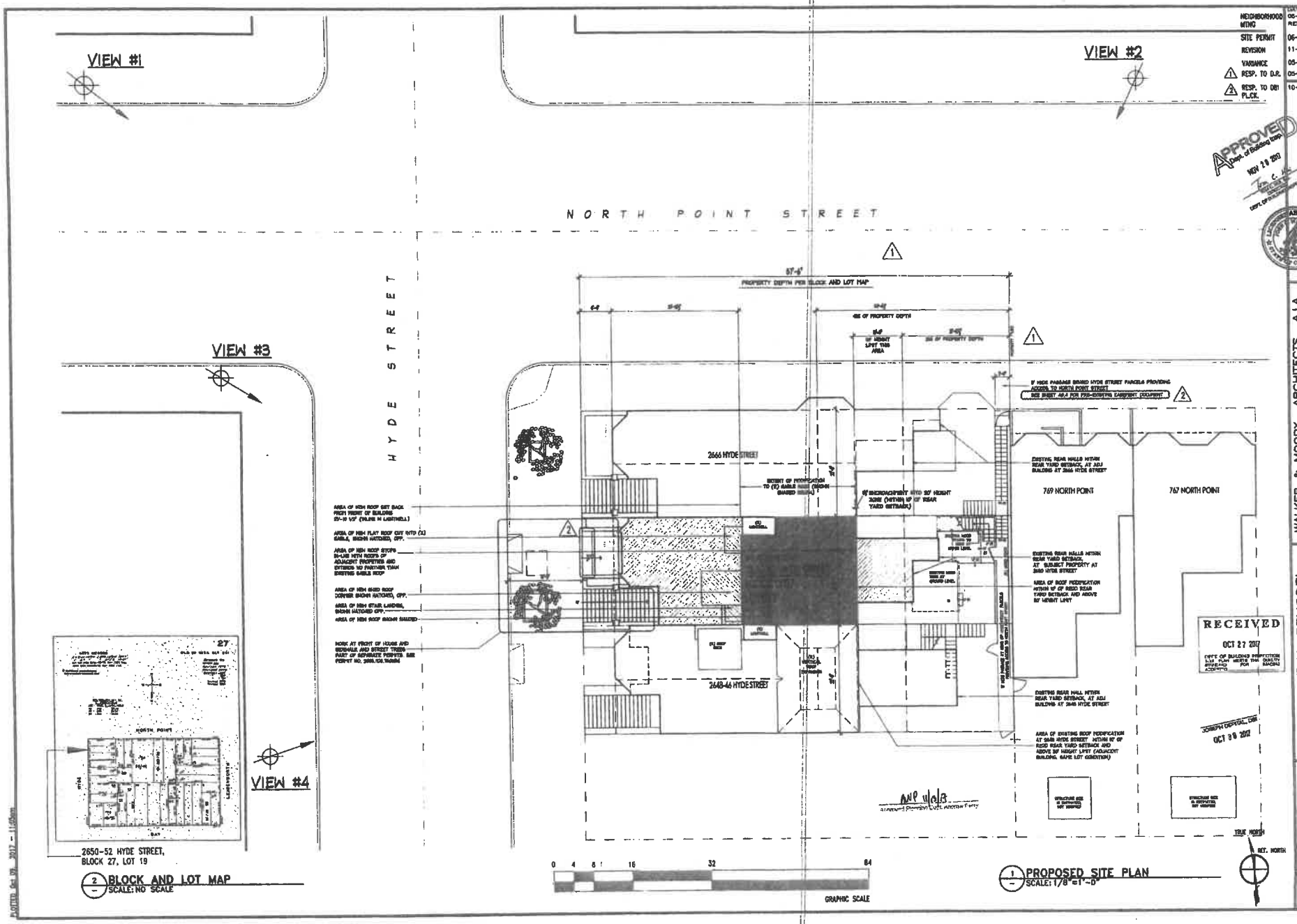
WALKER & MOODY ARCHITECTS A.I.A.
2660 HYDE STREET · SAN FRANCISCO, CALIF. 94109 · (415) 885-6606 FAX 885-1068

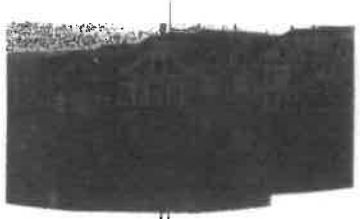
RESIDENTIAL REMODEL
2650-53 HYDE STREET
SAN FRANCISCO, CA 94109

PLANNING INFORMATION AND DOCUMENTS

SHEET NO
A0.4

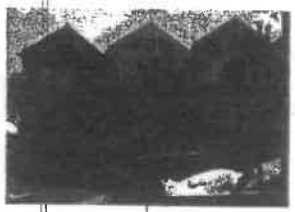
PLOTTED: Oct 16, 2017 - 4:15pm


VIEW #1
VIEW #2
VIEW #3
VIEW #4
NORTH POINT STREET
HYDE STREET
2666 HYDE STREET
2648-46 HYDE STREET
769 NORTH POINT
767 NORTH POINT
57'-6"
PROPERTY DEPTH PER BLOCK AND LOT MAP
2650-52 HYDE STREET,
BLOCK 27, LOT 19
2 BLOCK AND LOT MAP
SCALE: NO SCALE
1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"
GRAPHIC SCALE
0 4 8 16 32 64
TRUE NORTH
RECEIVED
OCT 27 2017
OCT 30 2017
APPROVED
NOV 28 2017
NEIGHBORHOOD MTNG 05-20-15
SITE PERMIT REVISED 06-05-15
REVISION 11-13-15
VARIANCE 05-31-16
RESP. TO D.R. 05-26-17
RESP. TO DBI PLCK. 10-12-17
WALKER & MOODY ARCHITECTS A.I.A.
RESIDENTIAL REMODEL
2650-52 HYDE STREET
EAST FRANCISCO, CA 94109
PROPOSED SITE PLAN
SHEET A1



2650-52 HYDE STREET

PHOTO OF EXISTING HYDE STREET
ELEVATION FROM ABOVE

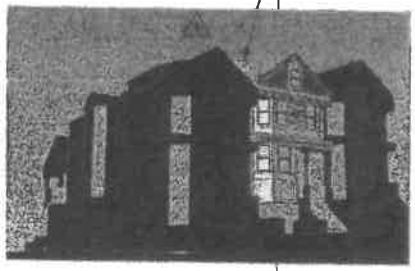


26050-52 HYDE STREET

PHOTO OF EXISTING HYDE STREET
ELEVATION FROM SIDEWALK ACROSS STREET

VIEW #1
PHOTO OF EXISTING

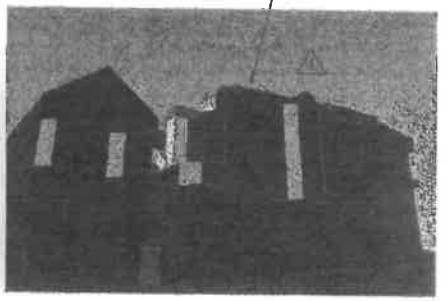
TOP OF GLASS RAILING AT (N) ROOF DECK



VIEW #1
FROM NORTHWEST

VIEW #2
PHOTO OF EXISTING

TOP OF GLASS RAILING AT (N) ROOF DECK

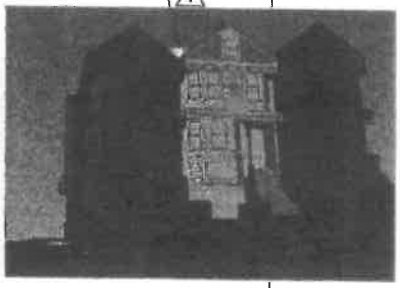


VIEW #2
FROM NORTHEAST

VIEW #3
PHOTO OF EXISTING

TOP OF GLASS RAILING AT (N) ROOF DECK

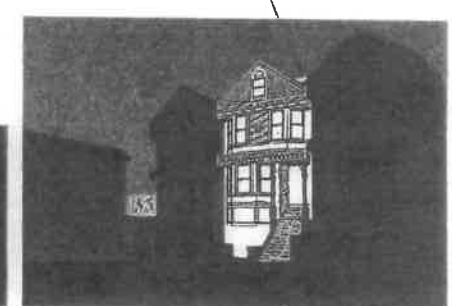
1



VIEW #3
FROM SOUTHWEST CORNER
OF INTERSECTION

VIEW #4
PHOTO OF EXISTING

TOP OF GLASS RAILING AT (N) ROOF DECK



VIEW #4
FROM SOUTHWEST
(HYDE STREET)

JOSEPH CAPITAL, DBI
OCT 30 2017

APPROVED
Dept. of Building Insp.
NOV 20 2017

SITE PERMIT REVISION
JUL 07 2017

NEIGHBORHOOD NTHO	DATE: 05-20-15
SITE PERMIT	REVISED 06-05-15
REVISION	11-13-15
1 RESP. TO D.R.	05-26-17

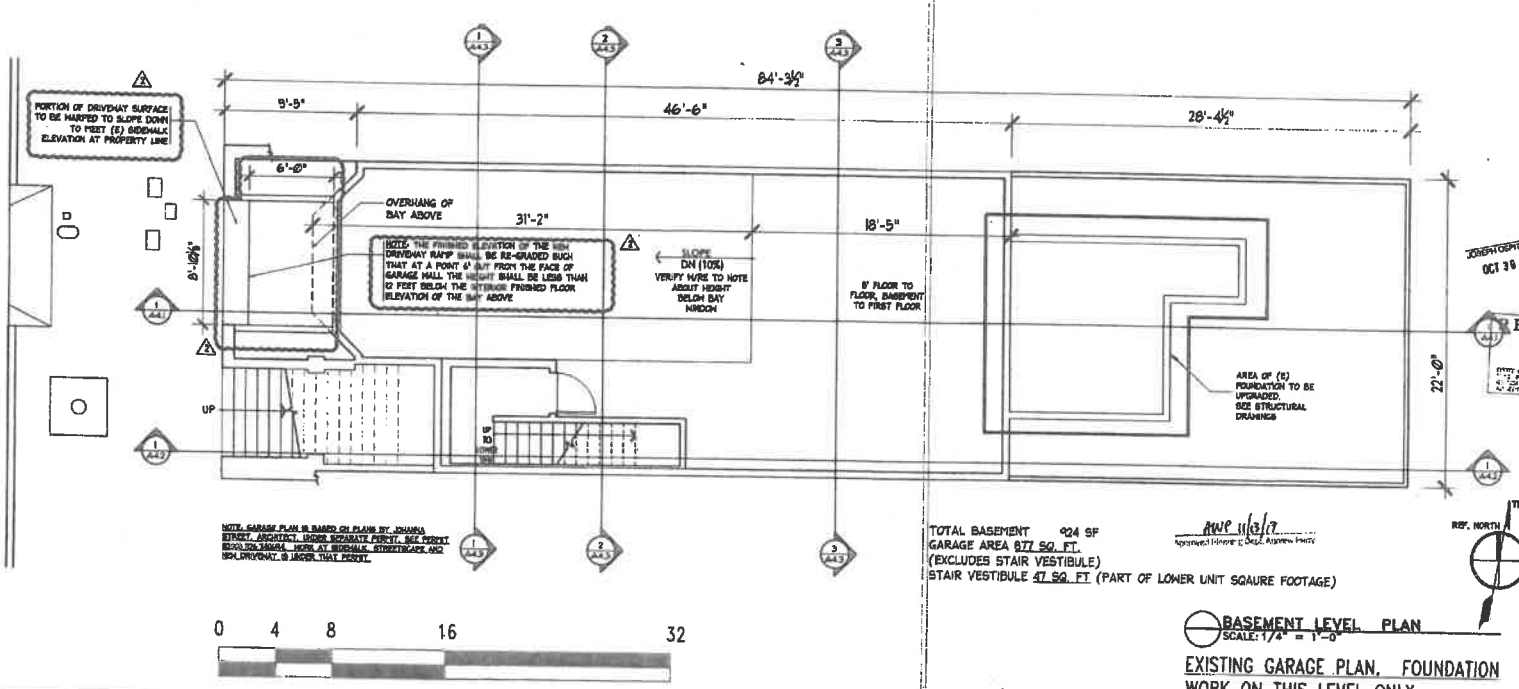
WALKER & MOODY ARCHITECTS A.I.A.
2650 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0600 FAX 885-1020

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

PERSPECTIVE VIEWS

SHEET NO
A1.2
OF

PLOTTED Nov 30, 2017 - 11:41am



FIRST FLOOR PLAN NOW ON SHEET A2.2

TOTAL BASEMENT 924 SF
GARAGE AREA 877 SQ. FT.
(EXCLUDES STAIR VESTIBULE)
STAIR VESTIBULE 47 SQ. FT (PART OF LOWER UNIT SQAURE FOOTAGE)

AWP 11/13/17
Approved Planning Dept. Approve Parts

BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"

EXISTING GARAGE PLAN. FOUNDATION WORK ON THIS LEVEL ONLY

NEIGHBORHOOD MTNG	DATE: 05-20-15 REVISED
SITE PERMIT REVISION	06-05-15 11-13-15
2 RESP. TO DBI PL. CK.	10-12-17

APPROVED
Dept. of Building Insp.
NOV 21 2017
DEPT. OF BUILDING INSPECTION

WALKER & MOODY ARCHITECTS A.I.A.
2688 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0800 FAX 885-1000

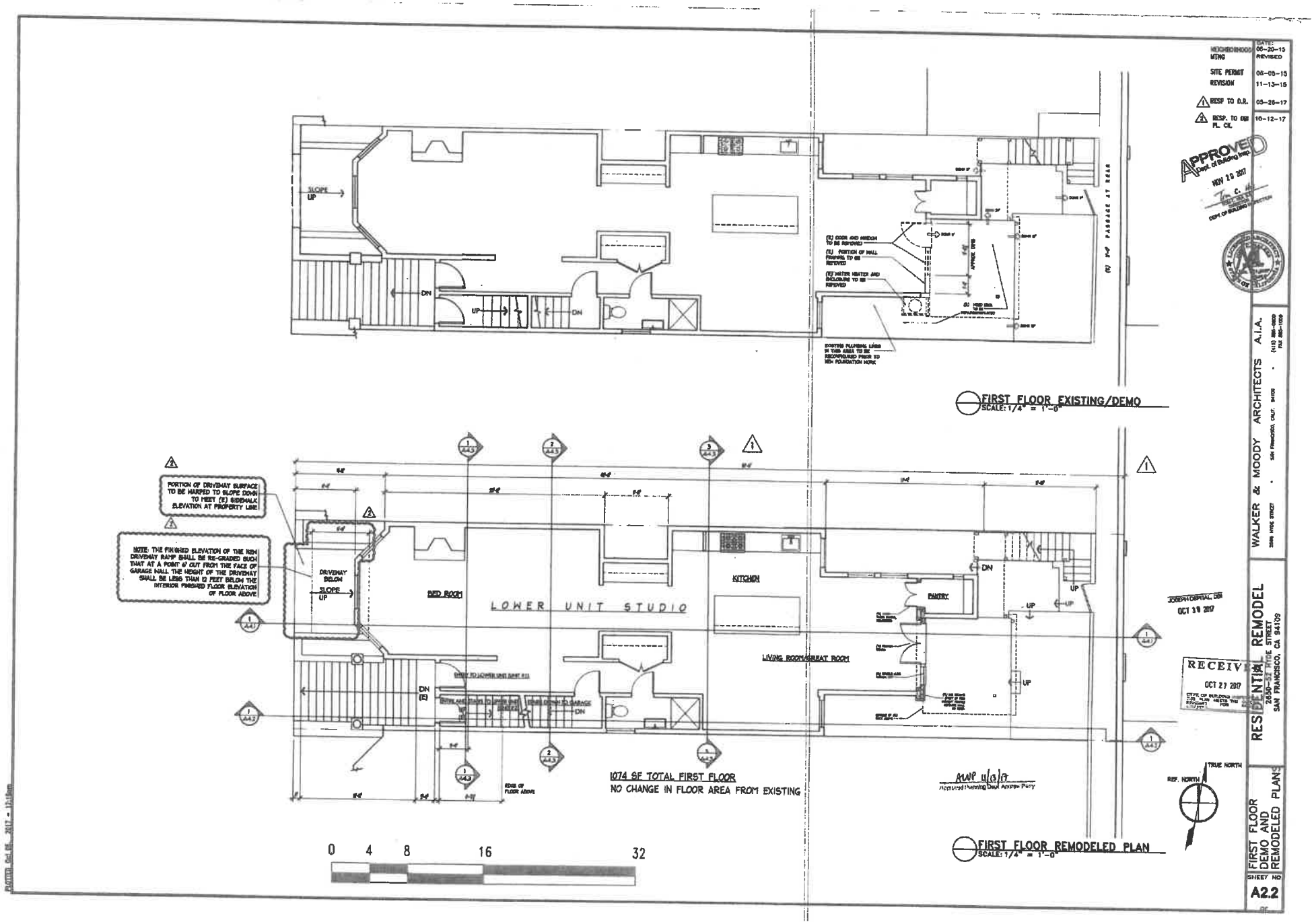
RESIDENTIAL REMODEL
2600-52 HYDE STREET
SAN FRANCISCO, CA 94109

JOSEPH CEPITAL, DBI
OCT 30 2017

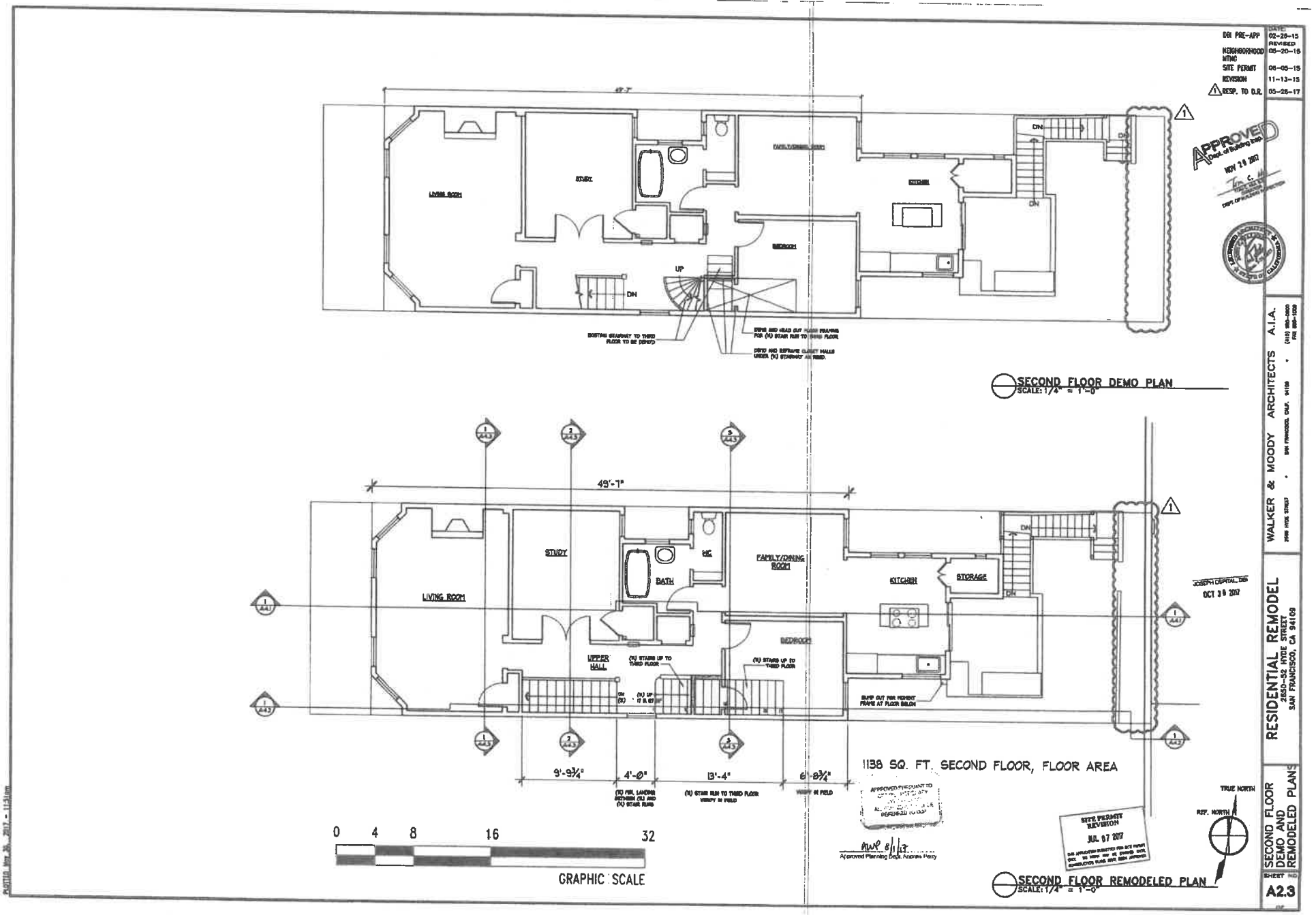
RECEIVED
OCT 27 2017
DEPT. OF BUILDING INSPECTION
PLAN CHECK THE FOR

BASEMENT LEVEL PLAN

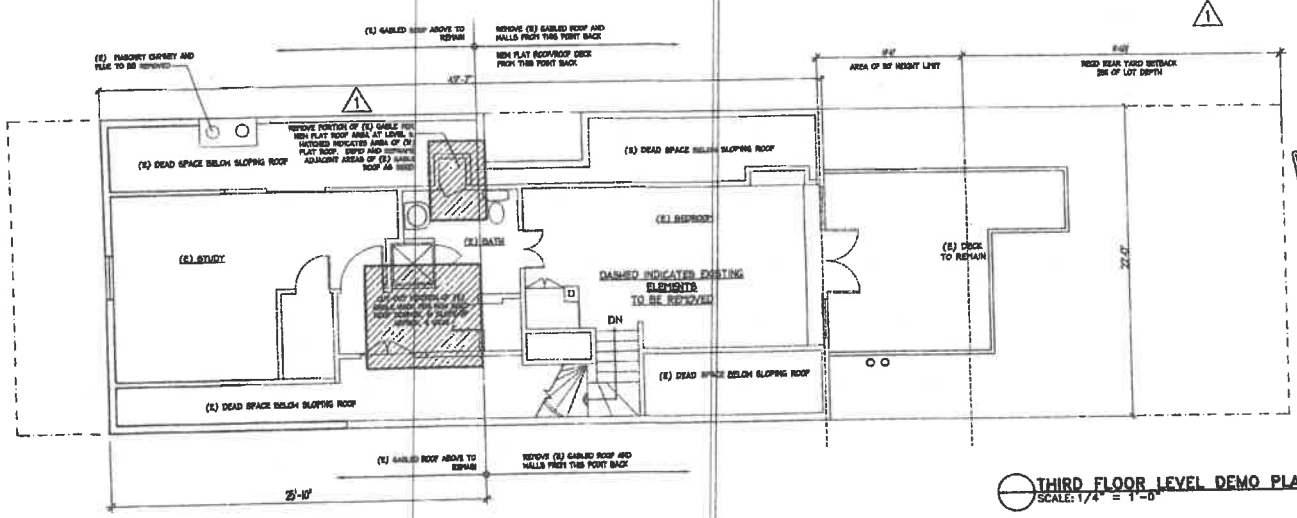
SHEET NO.
A2.1



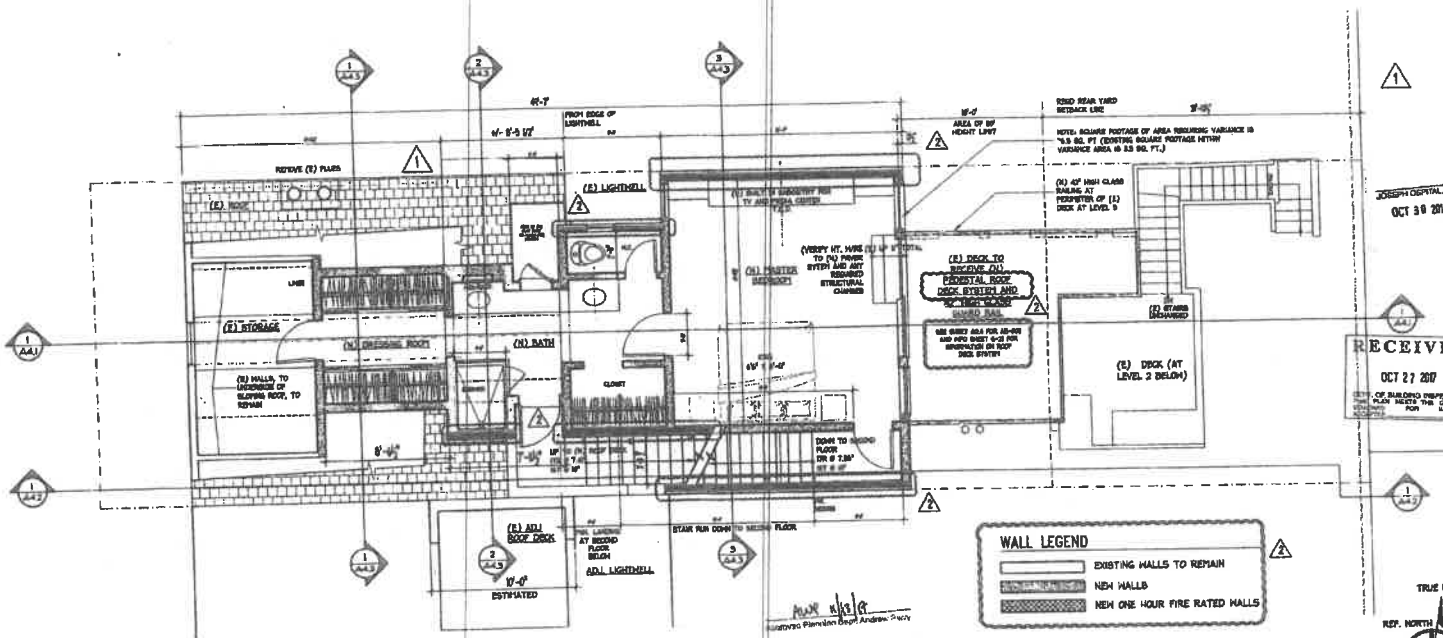
FIRST FLOOR EXISTING/DEMO
SCALE: 1/4" = 1'-0"
FIRST FLOOR REMODELED PLAN
SCALE: 1/4" = 1'-0"
PORTION OF DRIVEWAY SURFACE TO BE WARPED TO SLOPE DOWN TO MEET (E) SIDEWALK ELEVATION AT PROPERTY LINE
NOTE: THE FINISHED ELEVATION OF THE NEW DRIVEWAY RAMP SHALL BE RE-GRADED SUCH THAT AT A POINT 6' OUT FROM THE FACE OF GARAGE WALL THE HEIGHT OF THE DRIVEWAY SHALL BE LESS THAN 12 FEET BELOW THE INTERIOR FINISHED FLOOR ELEVATION OF FLOOR ABOVE
DRIVEWAY BELOW
SLOPE UP
BED ROOM
LOWER UNIT STUDIO
KITCHEN
PANTRY
LIVING ROOM/GREAT ROOM
1074 SF TOTAL FIRST FLOOR
NO CHANGE IN FLOOR AREA FROM EXISTING
0 4 8 16 32
TRUE NORTH
REF. NORTH
APPROVED
Dept. of Building Insp.
NOV 29 2017
RECEIVED
OCT 27 2017
JOSEPH DEPITAL, DBI
OCT 30 2017
WALKER & MOODY ARCHITECTS A.I.A.
RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109
FIRST FLOOR DEMO AND REMODELED PLANS
SHEET NO
A2.2



DBI PRE-APP 02-26-15
REVISED
NEIGHBORHOOD MTNG 05-20-15
SITE PERMIT 06-05-15
REVISION 11-13-15
RESP. TO D.R. 05-26-17
APPROVED
Dept. of Building Insp.
NOV 29 2017
LIVING ROOM
STUDY
FAMILY/DINING ROOM
KITCHEN
BEDROOM
UP
DN
BOSTING STAIRWAY TO THIRD FLOOR TO BE DEMO'D
DEMO AND HEAD OUT FLOOR FRAMING FOR (N) STAIR RUN TO THIRD FLOOR
DEMO AND REFRAME CLOSET WALLS UNDER (N) STAIRWAY AS REQ'D.
SECOND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"
49'-7"
STUDY
BATH
HC
FAMILY/DINING ROOM
KITCHEN
STORAGE
LIVING ROOM
UPPER HALL
(N) STAIRS UP TO THIRD FLOOR
BEDROOM
SUMP OUT FOR MOMENT FRAME AT FLOOR BELOW
JOSEPH DEPITAL, DBI
OCT 30 2017
9'-9¾"
4'-0"
13'-4"
6'-8¾"
(N) FIN. LANDING BETWEEN (N) AND (N) STAIR RUNS
(N) STAIR RUN TO THIRD FLOOR VERIFY IN FIELD
VERIFY IN FIELD
1138 SQ. FT. SECOND FLOOR, FLOOR AREA
APPROVED PRECIPITATE TO
REFERRED TO DBI
AWP 8/1/17
Approved Planning Dept. Andrew Perry
SITE PERMIT REVISION
JUL 07 2017
TRUE NORTH
REF. NORTH
0 4 8 16 32
GRAPHIC SCALE
SECOND FLOOR REMODELED PLAN
SCALE: 1/4" = 1'-0"
WALKER & MOODY ARCHITECTS A.I.A.
2508 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0800 FAX 885-1009
RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109
SECOND FLOOR DEMO AND REMODELED PLANS
SHEET NO
A2.3
PLOTTED May 26, 2017 - 11:51am



THIRD FLOOR LEVEL DEMO PLAN
SCALE: 1/4" = 1'-0"



THIRD FLOOR LEVEL REMODELED PLAN
SCALE: 1/4" = 1'-0"

0 4 8 16 32
GRAPHIC SCALE

DBI PRE-APP 02-26-15
REVISED
NEIGHBORHOOD NTING 05-20-15
SITE PERMIT 06-05-15
REVISION 11-13-15
VARIANCE 05-31-16
RESP. TO D.R. 05-26-17
RESP. TO DBI PL. CK. 10-12-17

APPROVED
Dept. of Building Inspection
NOV 28 2017
DEPT. OF BUILDING INSPECTION

RECEIVED
OCT 27 2017
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY FOR PLANNING

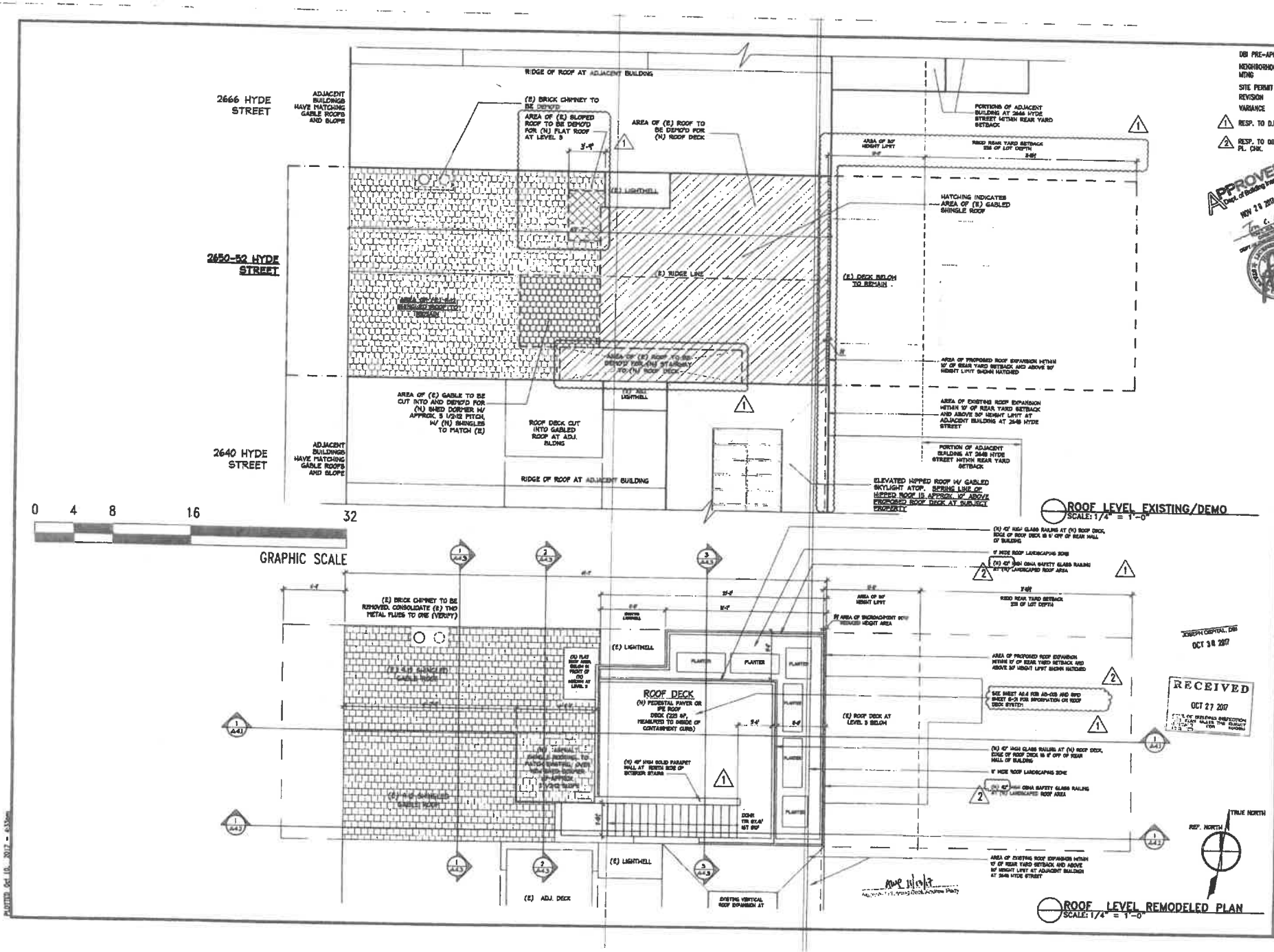
JOSEPH OSPITAL, DBI
OCT 30 2017

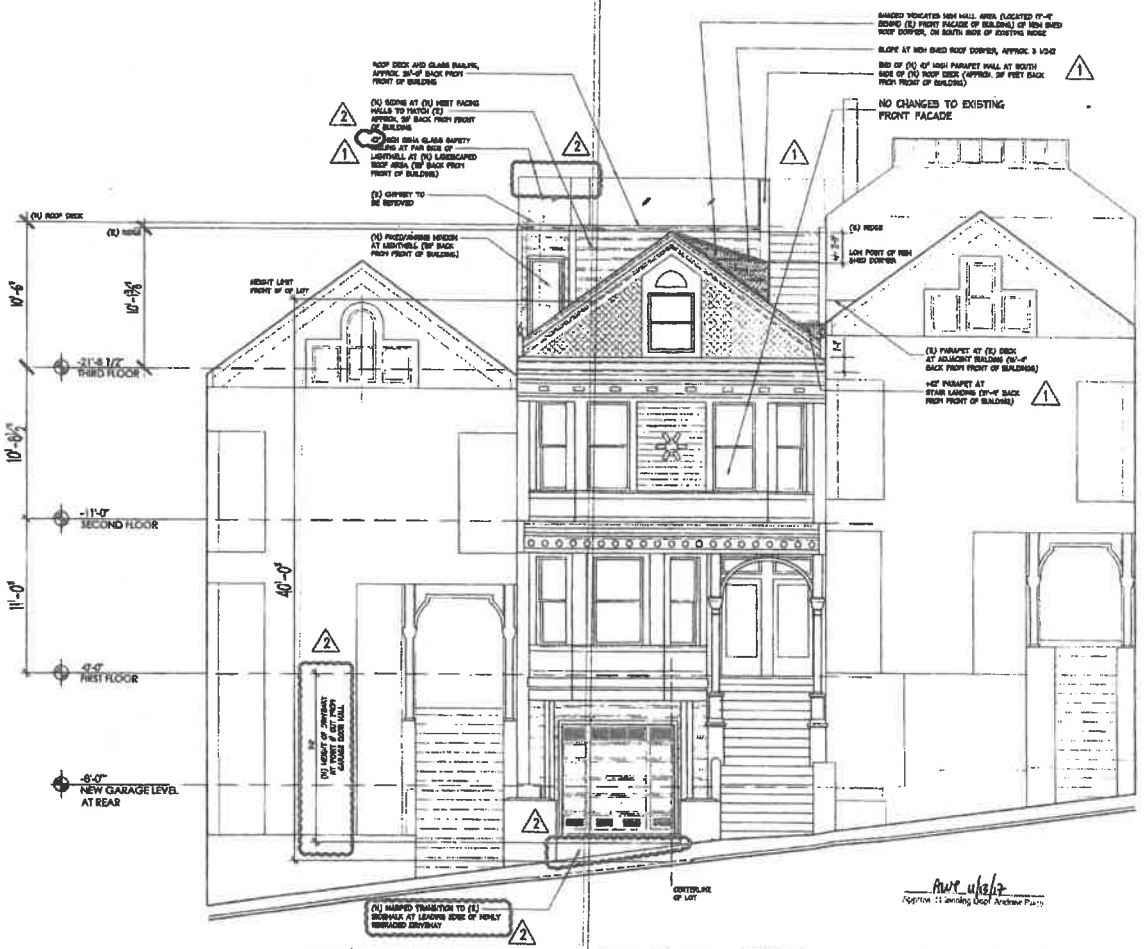
WALKER & MOODY ARCHITECTS A.I.A.
2984 HYDE STREET · SAN FRANCISCO, CALIF. 94109 · (415) 668-0200 FAX 668-7008

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

THIRD FLOOR DEMO AND REMODELED PLAN

SHEET NO.
A2.4


2666 HYDE STREET
ADJACENT BUILDINGS HAVE MATCHING GABLE ROOFS AND SLOPE
2650-52 HYDE STREET
2640 HYDE STREET
ADJACENT BUILDINGS HAVE MATCHING GABLE ROOFS AND SLOPE
RIDGE OF ROOF AT ADJACENT BUILDING
(E) BRICK CHIMNEY TO BE DEMO'D
AREA OF (E) SLOPED ROOF TO BE DEMO'D FOR (N) FLAT ROOF AT LEVEL 3
AREA OF (E) ROOF TO BE DEMO'D FOR (N) ROOF DECK
(E) LIGHTWELL
(E) RIDGE LINE
(E) DECK BELOW TO REMAIN
HATCHING INDICATES AREA OF (E) GABLED SHINGLE ROOF
PORTIONS OF ADJACENT BUILDING AT 2646 HYDE STREET WITHIN REAR YARD SETBACK
AREA OF 30' HEIGHT LIMIT
REQ'D REAR YARD SETBACK 25% OF LOT DEPTH
AREA OF PROPOSED ROOF EXPANSION WITHIN 15' OF REAR YARD SETBACK AND ABOVE 30' HEIGHT LIMIT SHOWN HATCHED
AREA OF (E) GABLE TO BE CUT INTO AND DEMO'D FOR (N) SHED DORMER W/ APPROX. 3 1/2:12 PITCH, W/ (N) SKYLIGHTS TO MATCH (E)
ROOF DECK CUT INTO GABLED ROOF AT ADJ. BLDNG
AREA OF EXISTING ROOF EXPANSION WITHIN 15' OF REAR YARD SETBACK AND ABOVE 30' HEIGHT LIMIT AT ADJACENT BUILDING AT 2648 HYDE STREET
PORTION OF ADJACENT BUILDING AT 2648 HYDE STREET WITHIN REAR YARD SETBACK
ELEVATED HIPPED ROOF W/ GABLED SKYLIGHT ATOP. SPRING LINE OF HIPPED ROOF IS APPROX. 10' ABOVE PROPOSED ROOF DECK AT SUBJECT PROPERTY
RIDGE OF ROOF AT ADJACENT BUILDING
ROOF LEVEL EXISTING/DEMO
SCALE: 1/4" = 1'-0"
0 4 8 16 32
GRAPHIC SCALE
(E) BRICK CHIMNEY TO BE REMOVED. CONSOLIDATE (E) TWO METAL FLUES TO ONE (VERIFY)
(E) 5:12 GABLED ROOF
(E) 4:12 GABLED ROOF
(E) FLAT ROOF AREA BELOW IN FRONT OF (N) HOUSE AT LEVEL 3
(E) LIGHTWELL
ROOF DECK
(N) PEDESTAL PAVER OR EQ ROOF DECK (225 SF, MEASURED TO INSIDE OF CONTAINMENT CURB)
(N) ASPHALT SHINGLE ROOFING TO MATCH EXISTING, OVER NEW SHEET BOARDS (E) APPROX. 3 1/2:12 SLOPE
(N) 42" HIGH SOLID PARAPET WALL AT NORTH SIDE OF EXTERIOR STAIRS
DOWN TO EL. 61.4' ST BNP
(E) ROOF DECK AT LEVEL 3 BELOW
(E) ADJ. DECK
EXISTING VERTICAL ROOF EXPANSION AT
(N) 42" HIGH GLASS RAILING AT (N) ROOF DECK, EDGE OF ROOF DECK IS 5' OFF OF REAR WALL OF BUILDING
5' WIDE ROOF LANDSCAPING ZONE
(N) 42" HIGH CSHA SAFETY GLASS RAILING AT (N) LANDSCAPED ROOF AREA
AREA OF PROPOSED ROOF EXPANSION WITHIN 15' OF REAR YARD SETBACK AND ABOVE 30' HEIGHT LIMIT SHOWN HATCHED
SEE SHEET A4.4 FOR A2-CSS AND SPEC SHEET S-21 FOR INFORMATION ON ROOF DECK SYSTEM
AREA OF EXISTING ROOF EXPANSION WITHIN 15' OF REAR YARD SETBACK AND ABOVE 30' HEIGHT LIMIT AT ADJACENT BUILDING AT 2648 HYDE STREET
TRUE NORTH
REF. NORTH
ROOF LEVEL REMODELED PLAN
SCALE: 1/4" = 1'-0"
JOSEPH CRIPPEN, DBI
OCT 30 2017
RECEIVED
OCT 27 2017
APPROVED
Dept. of Building Inspection
NOV 29 2017
DBI PRE-APP 02-26-15
NEIGHBORHOOD MTNG REVISED 05-20-15
SITE PERMIT 06-05-15
REVISION 11-13-15
VARIANCE 05-31-16
1 RESP. TO D.R. 05-26-17
2 RESP. TO DBI PL. CHK. 10-12-17
WALKER & MOODY ARCHITECTS A.I.A.
RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109
ROOF PLAN DEMO AND REMODELED
SHEET NO A2.5



1 A3.1 WEST (FRONT) ELEVATION (NEW)
SCALE: 1/4" = 1'-0"

DBI PRE-APP	02-26-15 REVISED
NEIGHBORHOOD MTNG	05-20-15
SITE PERMIT	06-05-15
REVISION	11-13-15
REVISION	02-17-16
1 RESP. TO D.R.	05-26-17
2 RESP. TO DBI PL. CK.	10-12-17

APPROVED Dept. of Building Insp. NOV 20 2017 DEPT. OF BUILDING INSPECTION

RECEIVED OCT 27 2017 DEPT. OF BUILDING INSPECTION THIS PLAN VALIDATES THE SUBJECT BUILDING PERMIT APPLICATION FOR FILING

JOSEPH DISPITAL, DBI OCT 30 2017

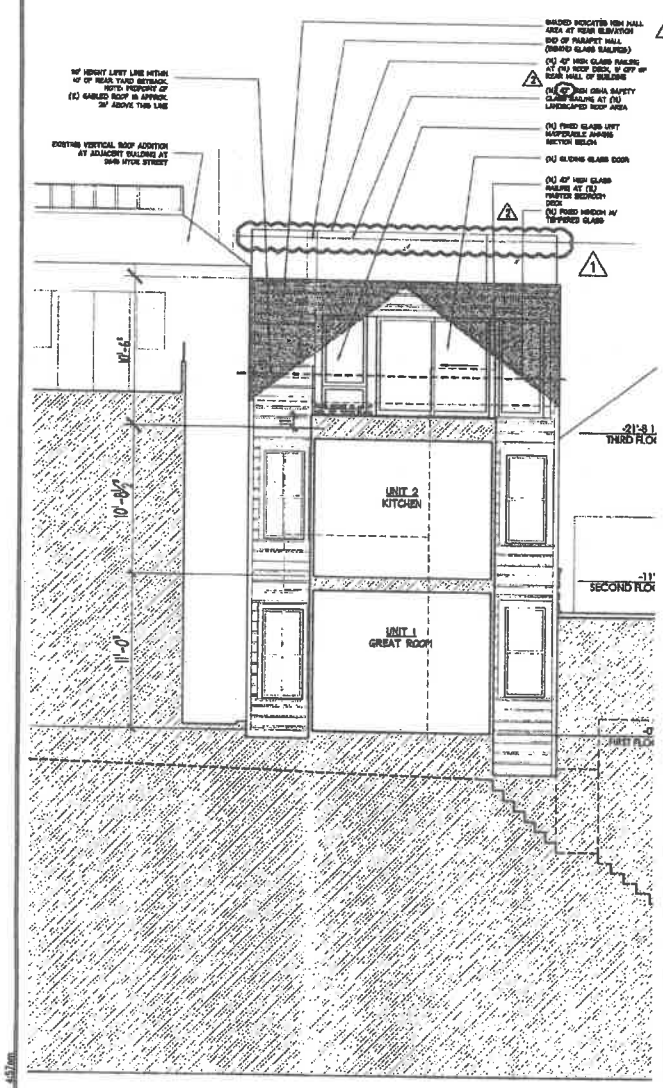
WALKER & MOODY ARCHITECTS A.I.A. 2668 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0303 FAX 885-1008

RESIDENTIAL REMODEL 2650-52 HYDE STREET SAN FRANCISCO, CA 94109

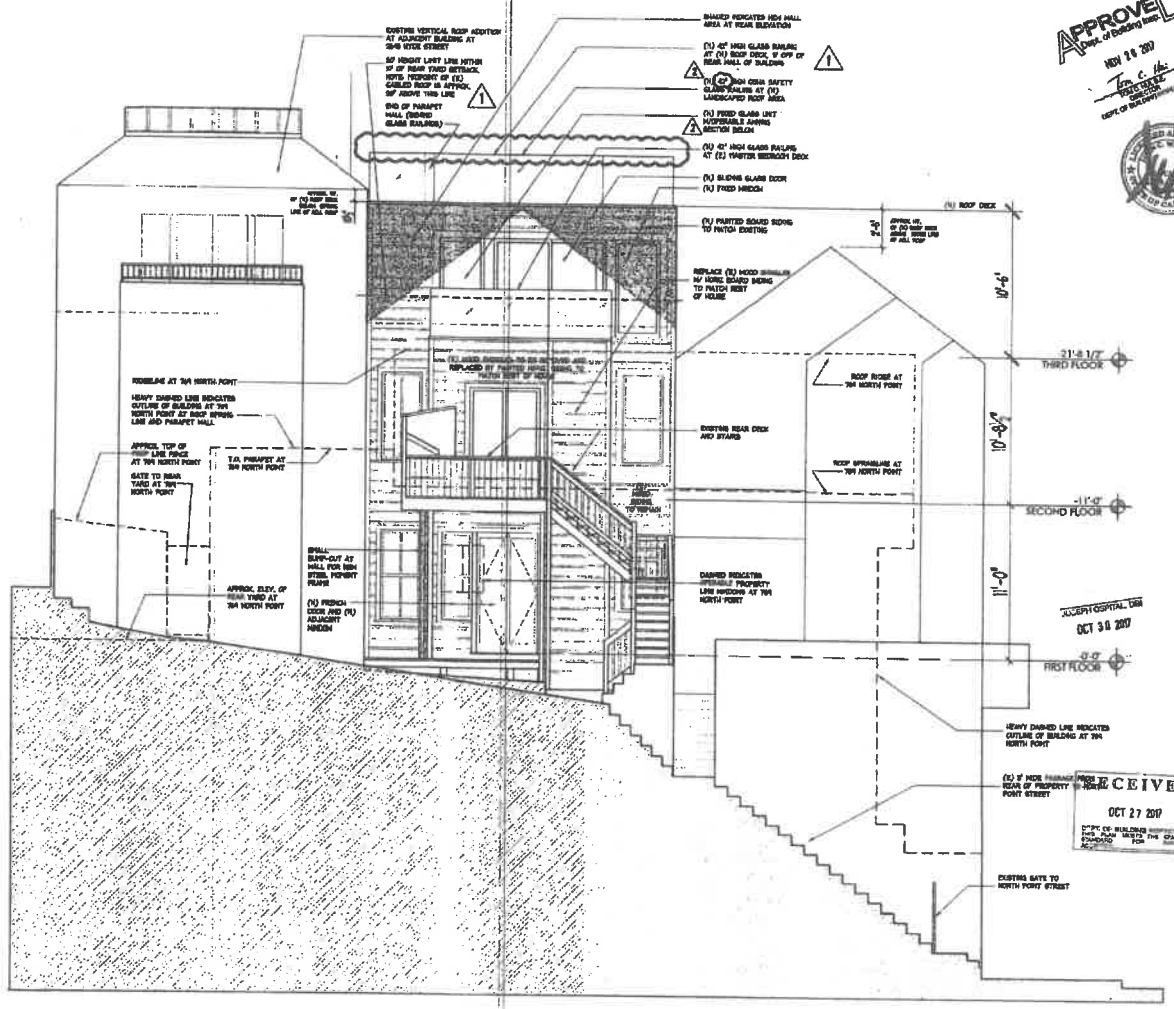
NEW WEST (FRONT) ELEVATION

SHEET NO. A3.1

PLOTTED: Oct 30, 2017 - 4:37pm



1 A3.2 EAST (REAR) ELEVATION/SECTION AT REAR WALL OF ADDITION (NEW)
SCALE: 1/4" = 1'-0"



2 A3.2 EAST (REAR) ELEVATION AT PROP LINE (NEW)
SCALE: 1/4" = 1'-0"

APPROVED
Dept. of Building Insp.
NOV 28 2017

RECEIVED
OCT 27 2017

JOSEPH OSPITAL, DBI
OCT 30 2017

NEIGHBORHOOD NTHO	DATE: 06-20-15 REVISED
SITE PERMIT	06-05-15
REVISION	11-13-18
VARIANCE	05-31-16
1 RESP. TO D.R.	06-26-17
2 RESP. TO DBI PL. CH.	10-12-17

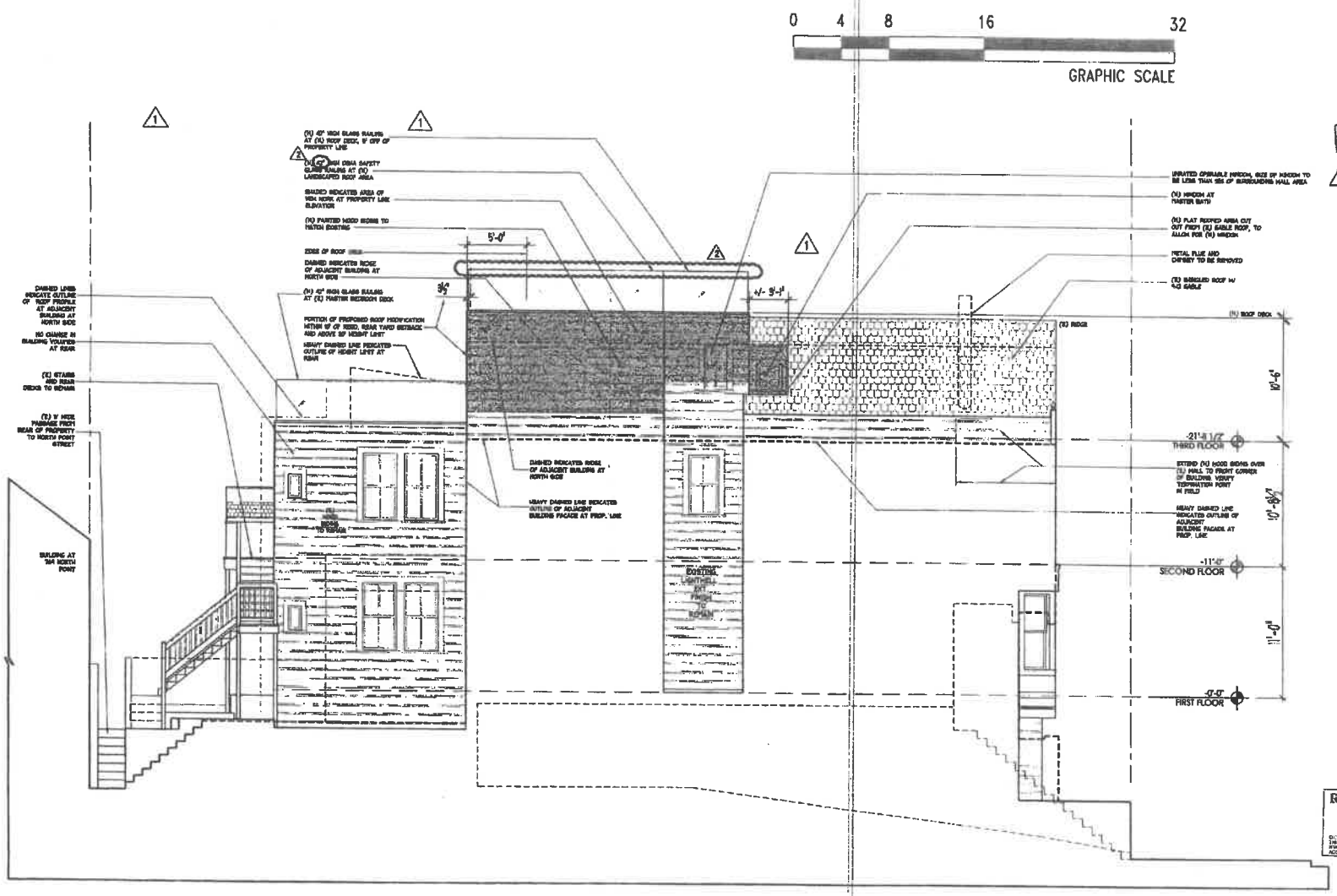
WALKER & MOODY ARCHITECTS A.I.A.
2606 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 865-0500 FAX 865-1009

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

NEW EAST (REAR) ELEVATIONS

SHEET NO
A3.2
OF

PLOTTED Oct 18, 2017 - 4:57am



	DATE
NEIGHBORHOOD MTNG	05-20-15 REVISED
SITE PERMIT	06-05-15
REVISION	11-13-15
REVISION	02-17-16
VARIANCE	05-31-16
1 RESP. TO D.R.	05-26-17
2 RESP. TO DBI PL. CK.	10-12-17

APPROVED Dept. of Building Insp. NOV 28 2017

RECEIVED OCT 27 2017

JOSEPH DEPTIAL, DBI OCT 30 2017

AWP 11/13/17
Approved Planning Dept. Andrew Perry

1 A3.3 NORTH ELEVATION (NEW)
SCALE: 1/4" = 1'-0"

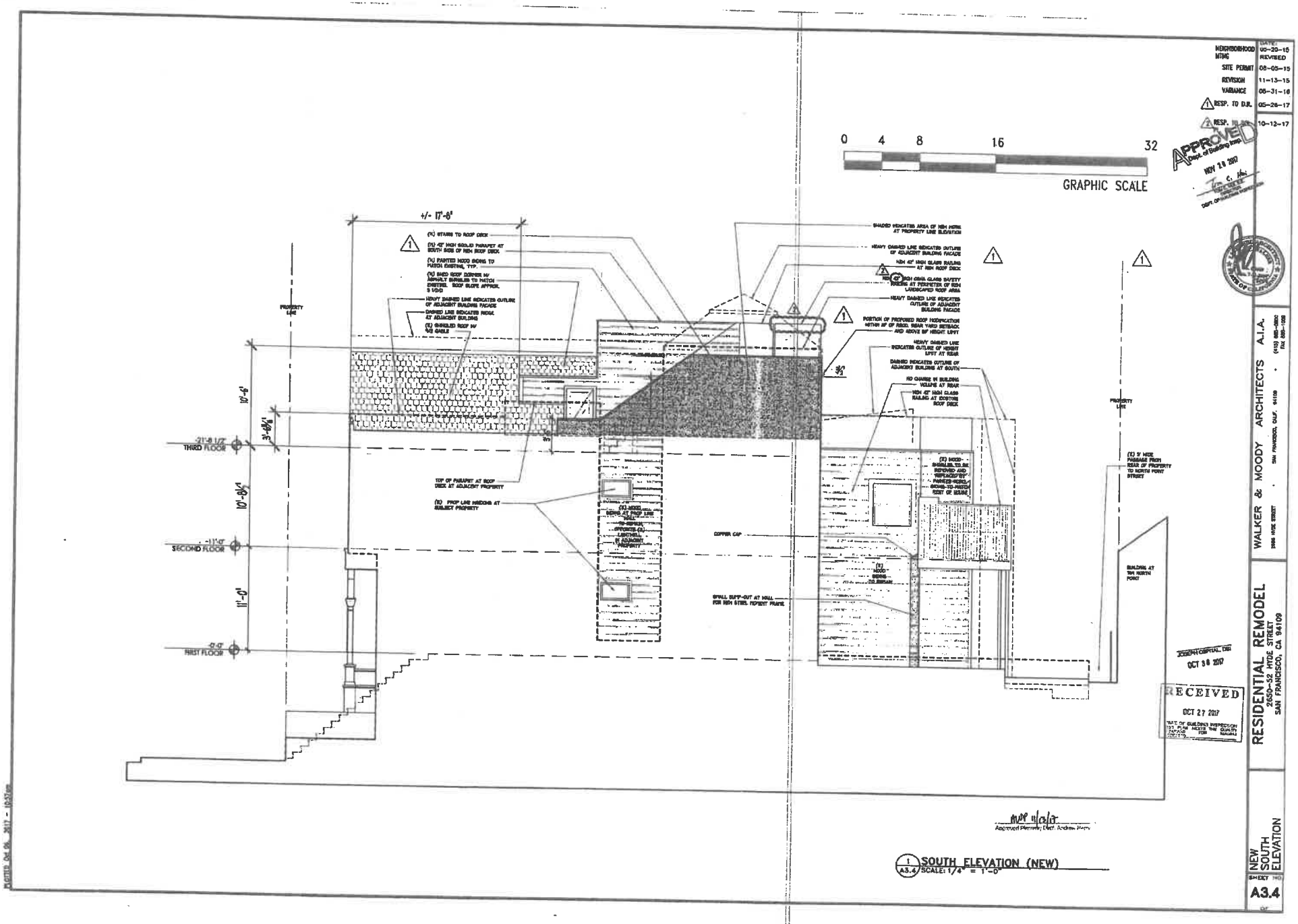
WALKER & MOODY ARCHITECTS A.I.A.
2650 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0200 FAX 885-1200

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

NEW NORTH ELEVATION

SHEET NO. A3.3

PLOTTED Oct 10, 2017 - 4:56pm



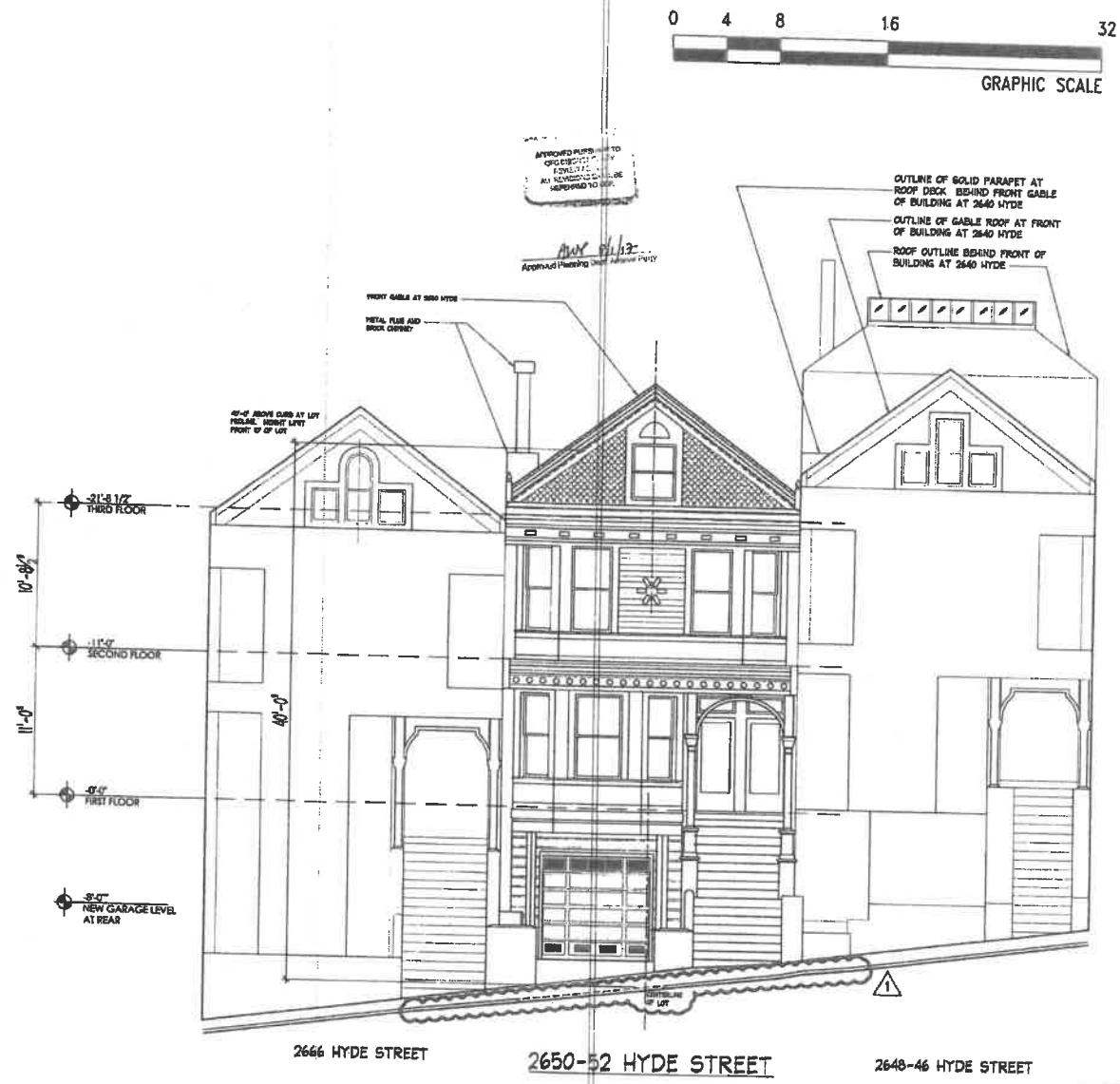
	DATE:
NEIGHBORHOOD MTNG	05-20-15 REVISED
SITE PERMIT	08-05-15
REVISION	11-13-15
VARIANCE	08-31-16
1 RESP. TO D.R.	05-26-17
2 RESP. TO D.R.	10-12-17

WALKER & MOODY ARCHITECTS A.I.A.
2686 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0800 FAX 885-1008

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

NEW SOUTH ELEVATION

SHEET NO.
A3.4
OF



1 WEST (FRONT) EXISTING ELEVATION
A3E.1 SCALE: 1/4" = 1'-0"

APPROVED
Dept. of Building Insp.
NOV 28 2017

JOSEPH CAPITAL, DBI
OCT 30 2017

SITE PERMIT REVISION
JUL 07 2017
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

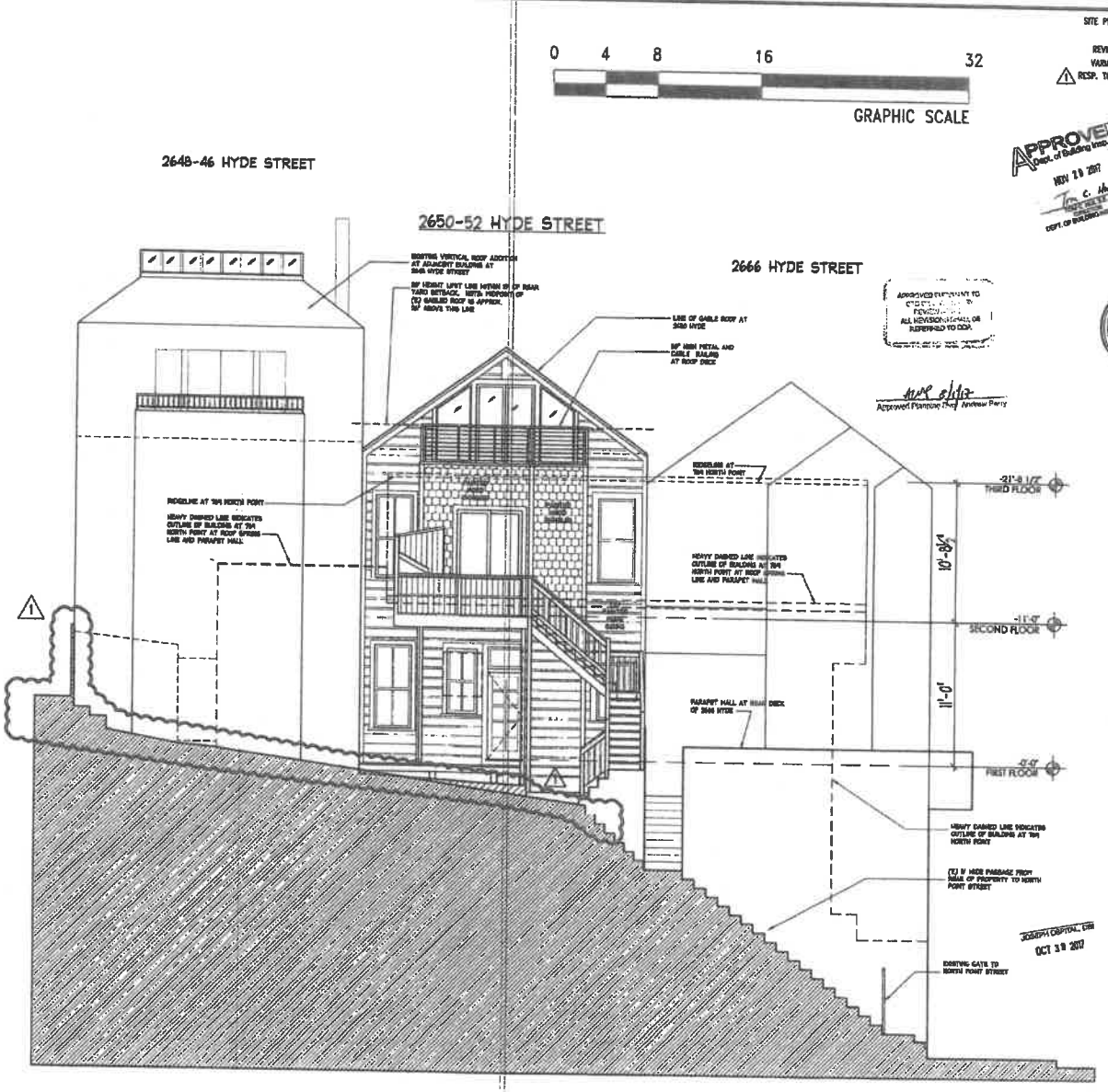
SITE PERMIT	DATE: 08-00-15 REVISED
REVISION	02-17-16
1 RESP. TO D.R.	05-26-17

WALKER & MOODY ARCHITECTS A.I.A.
2666 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0800 FAX 885-1009

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

EXISTING ELEVATION WEST (FRONT)

SHEET NO. A3E.1



2 EAST (REAR) EXISTING ELEVATION (AT PROP LINE)
A3E.2 SCALE: 1/4" = 1'-0"

SITE PERMIT 08-05-15
REVISED REVISION 11-13-15
VARIANCE 05-31-16
RESP. TO D.R. 05-28-17

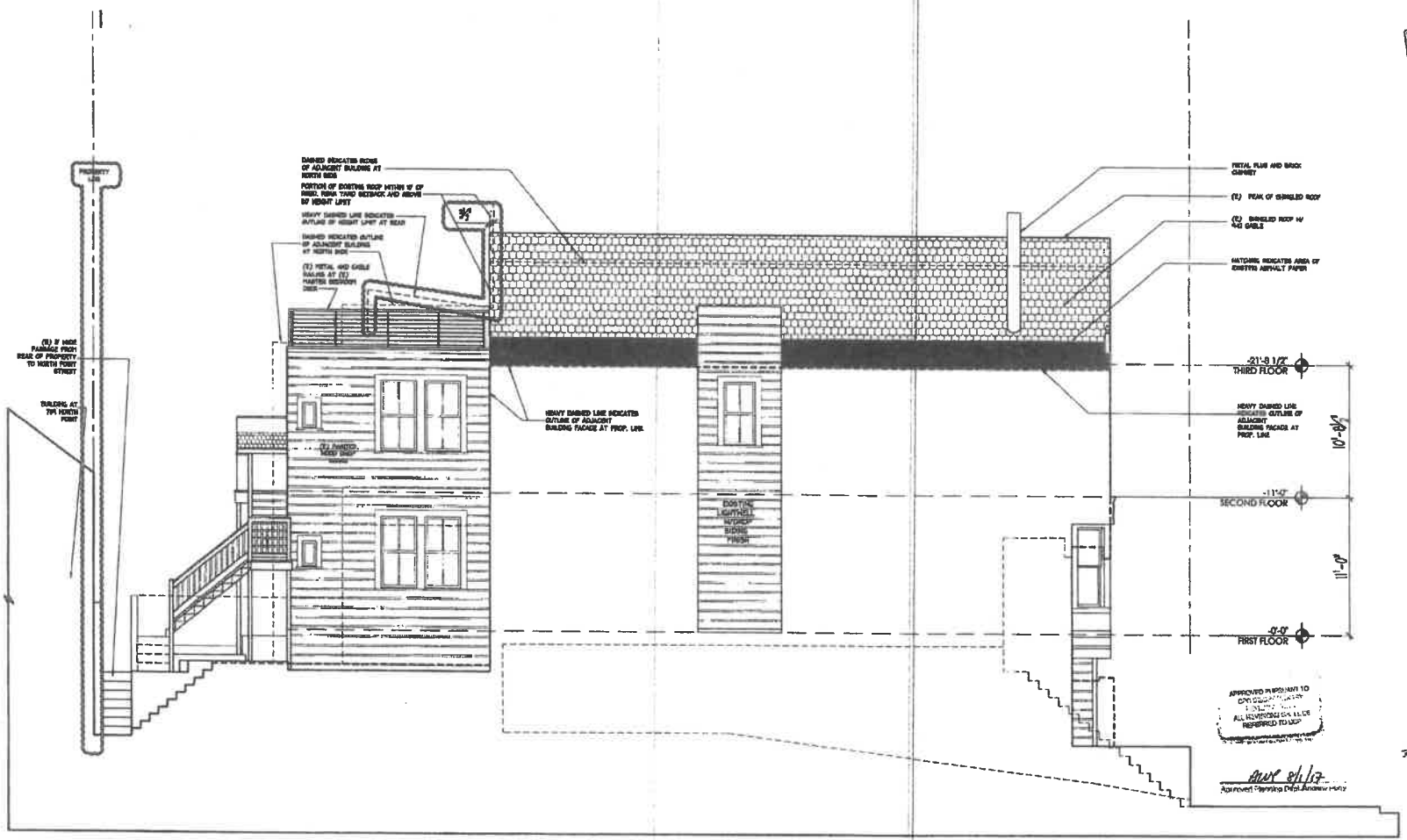
WALKER & MOODY ARCHITECTS A.I.A.
2999 HYDE STREET · SAN FRANCISCO, CALIF. 94109 · (415) 885-2000 FAX 885-1099

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

EXISTING ELEVATION EAST (REAR)

SHEET NO. A3E.2

PLOTTED: Nov 30, 2017 - 11:24am



1 NORTH (EXISTING) ELEVATION
A3E.3 SCALE: 1/4" = 1'-0"

SITE PERMIT REVISION
JUL 07 2017
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

SITE PERMIT 08-05-16
REVISED 02-17-16
VARIANCE 05-31-16
RESP. TO D.R. 05-26-17

APPROVED
Dept. of Building Insp.
NOV 29 2017
DEPT. OF BUILDING INSPECTION

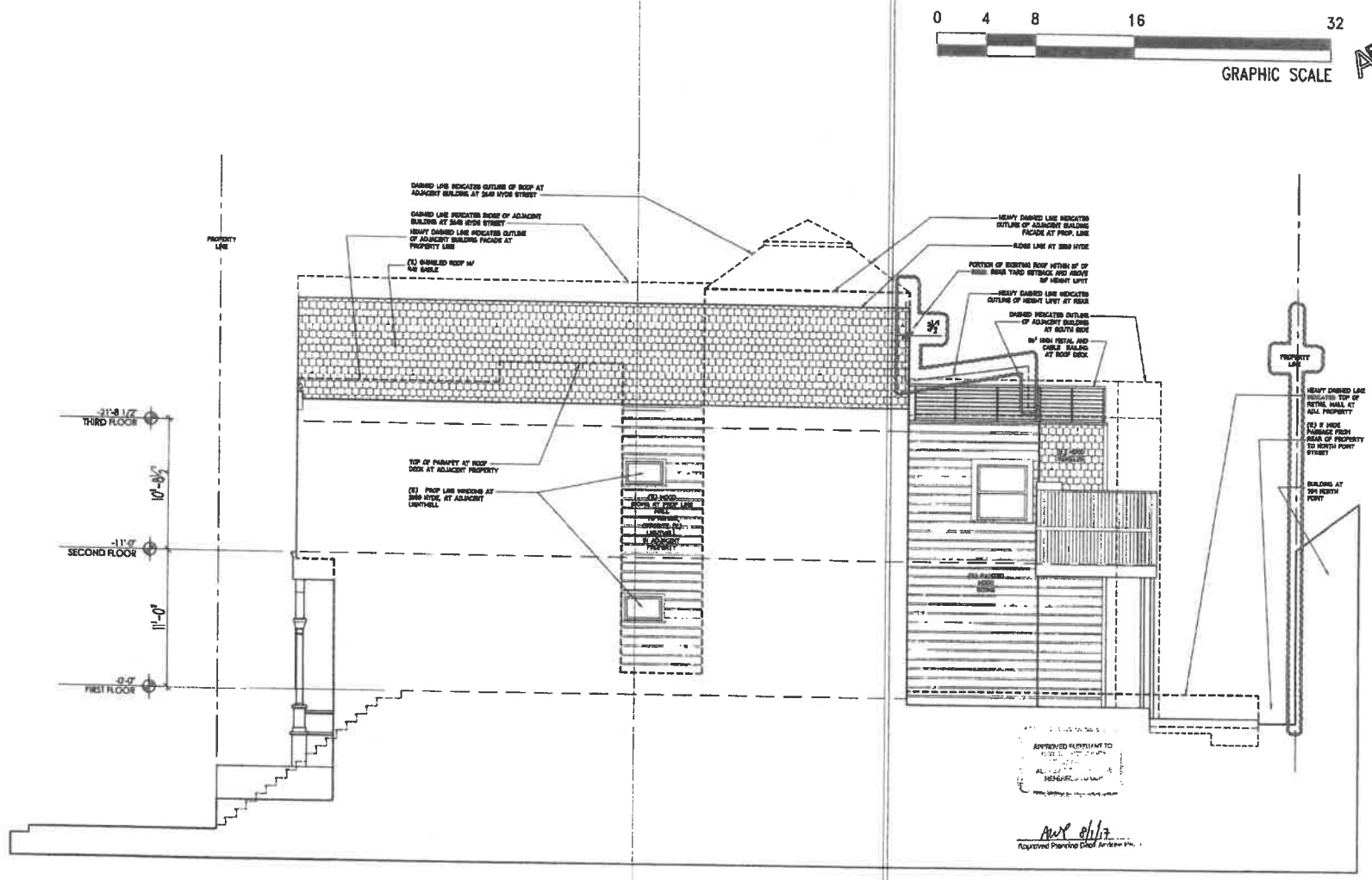
WALKER & MOODY ARCHITECTS A.I.A.
2388 HYDE STREET · SAN FRANCISCO, CALIF. 94109 · (415) 885-8800 FAX 885-1008

RESIDENTIAL REMODEL
2550-52 HYDE STREET
SAN FRANCISCO, CA 94109

EXISTING ELEVATION NORTH

SHEET # A3E.

PLOTTED: Nov 29, 2017 - 12:09pm



1 SOUTH (EXISTING) ELEVATION
A3E.4 SCALE: 1/4" = 1'-0"

APPROVED
Dept. of Building Insp.
NOV 29 2017

SITE PERMIT REVISION
JUL 07 2017

JOSEPH DISPITAL, DBI
OCT 30 2017

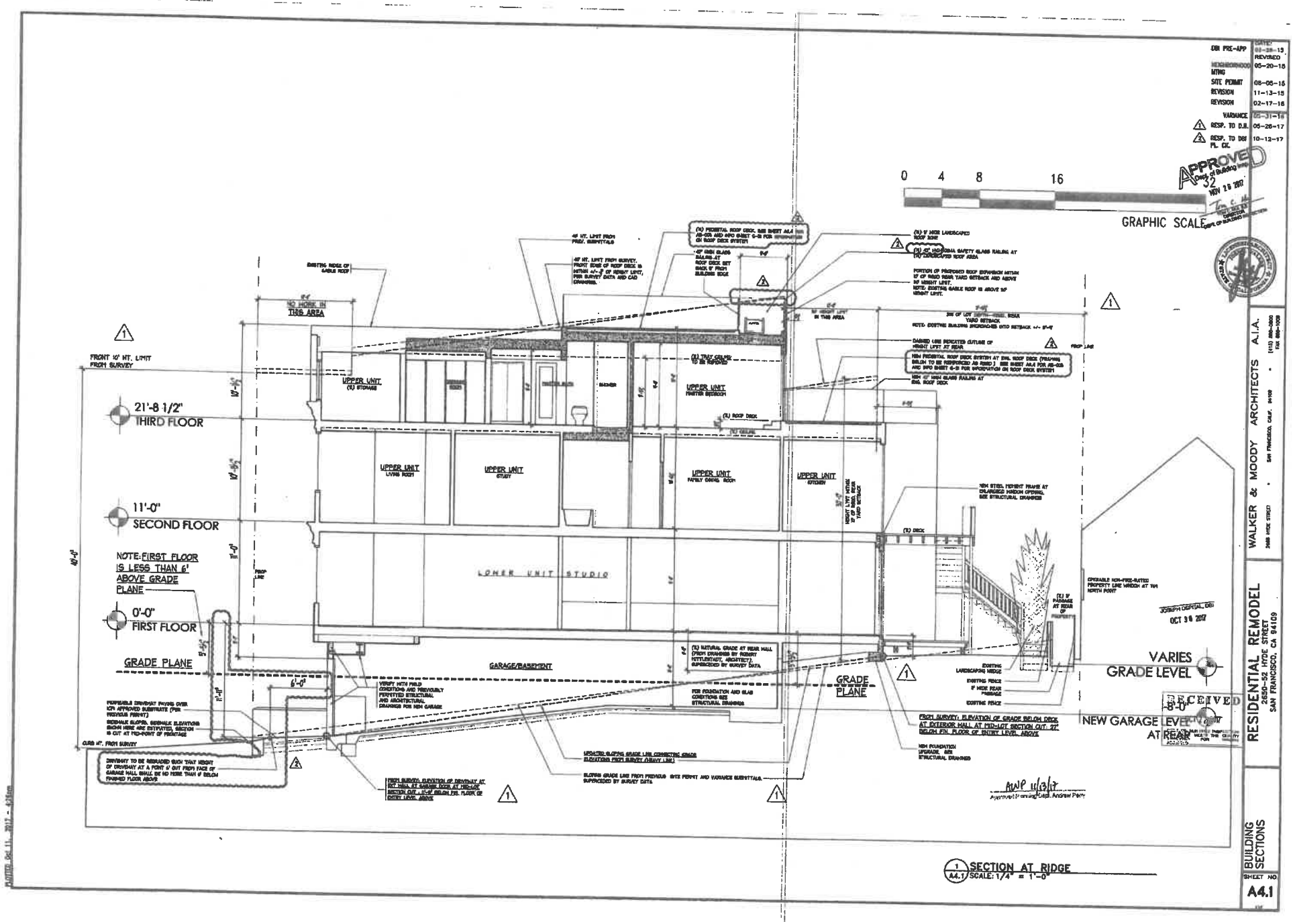
SITE PERMIT DATE: 08-08-15
REVISED
REVISION 11-13-15
VARIANCE 05-31-16
1 RESP. TO D.R. 05-26-17

WALKER & MOODY ARCHITECTS A.I.A.
2660 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0800 FAX 885-1008

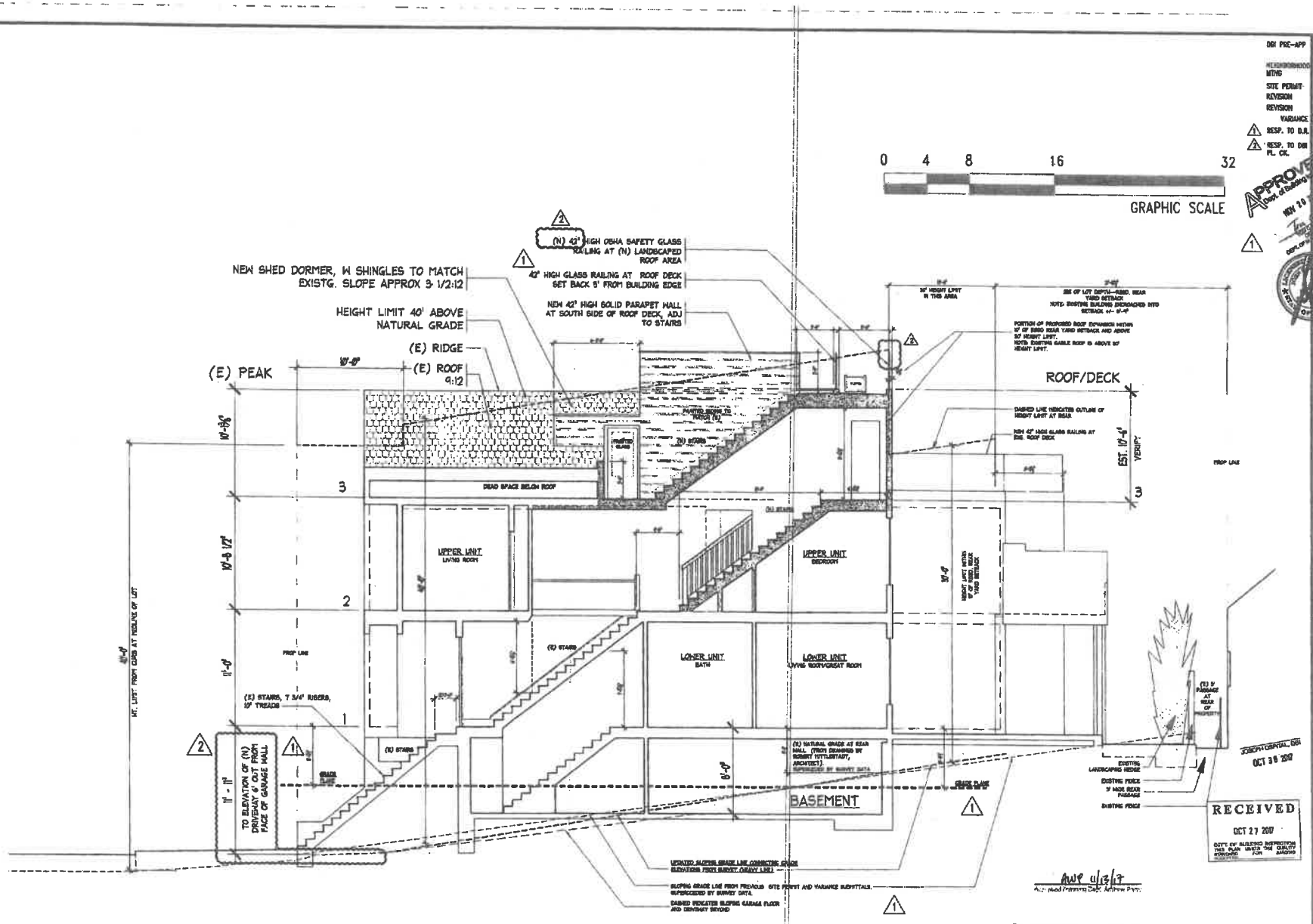
RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

EXISTING ELEVATION SOUTH

SHEET NO.
A3E.4
OF



DBI PRE-APP
REVISED
05-20-15
SITE PERMIT
08-05-15
REVISION
11-13-15
REVISION
02-17-16
VARIANCE
RESP. TO D.R.
05-26-17
RESP. TO DBI PL. CK.
10-12-17
0 4 8 16
GRAPHIC SCALE
APPROVED
Dept. of Building Inspection
NOV 28 2017
FRONT 10' HT. LIMIT FROM SURVEY
21'-8 1/2"
THIRD FLOOR
11'-0"
SECOND FLOOR
NOTE: FIRST FLOOR IS LESS THAN 6' ABOVE GRADE PLANE
0'-0"
FIRST FLOOR
GRADE PLANE
UPPER UNIT
UPPER UNIT
UPPER UNIT
UPPER UNIT
UPPER UNIT
UPPER UNIT
LOWER UNIT STUDIO
GARAGE/BASEMENT
GRADE PLANE
VARIES
GRADE LEVEL
NEW GARAGE LEVEL
AT REAR
RECEIVED
JOSEPH DEPTAL, DBI
OCT 30 2017
AWP 11/13/17
Approved Planning Dept. Andrew Perry
SECTION AT RIDGE
SCALE: 1/4" = 1'-0"
WALKER & MOODY ARCHITECTS A.I.A.
RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109
BUILDING SECTIONS
SHEET NO
A4.1



1 SECTION AT STAIRS
A4.2 SCALE: 1/4" = 1'-0"

DBI PRE-APP	02-26-15
REVISED NEIGHBORHOOD MTNG	03-20-15
SITE PERMIT	06-05-15
REVISION	11-13-15
REVISION	02-17-16
VARIANCE	05-31-16
1 RESP. TO D.R.	05-28-17
2 RESP. TO DBI PL. CK.	10-12-17

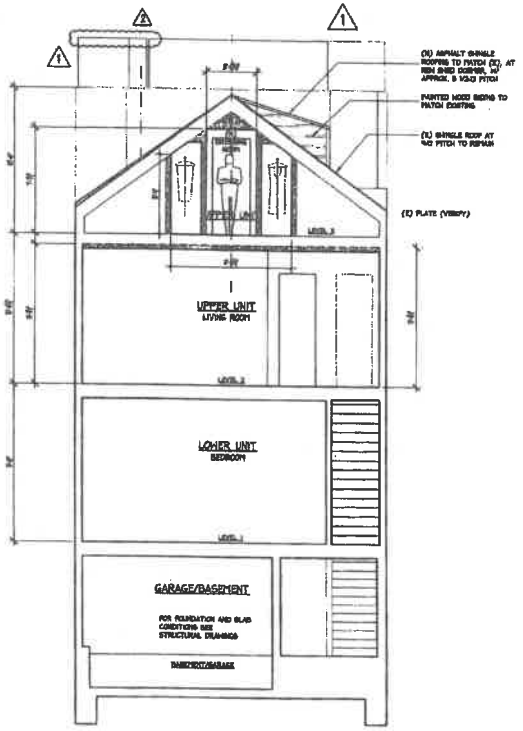
WALKER & MOODY ARCHITECTS A.I.A.
2000 HYDE STREET · SAN FRANCISCO, CALIF. 94109 · (415) 885-0000 FAX 885-1088

RESIDENTIAL REMODEL
2650-52 HYDE STREET
S.F.B.I. EXEMPTION PER 106/16

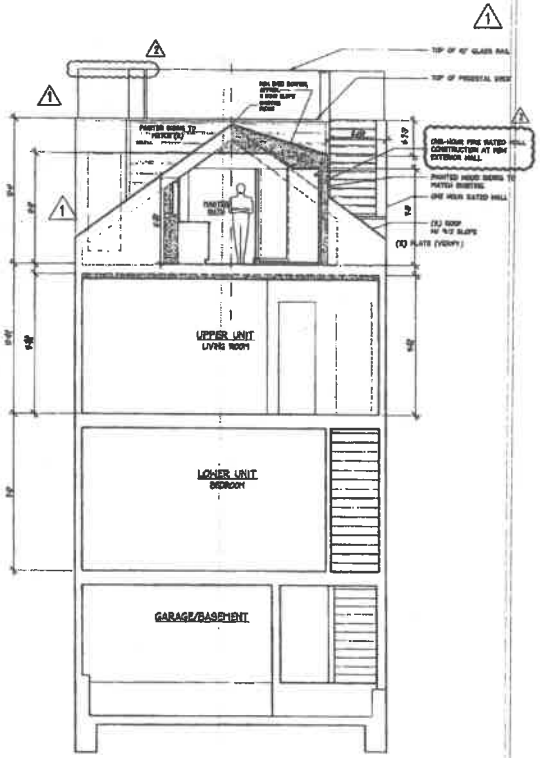
BUILDING SECTIONS

SHEET 7
A4.1
OF

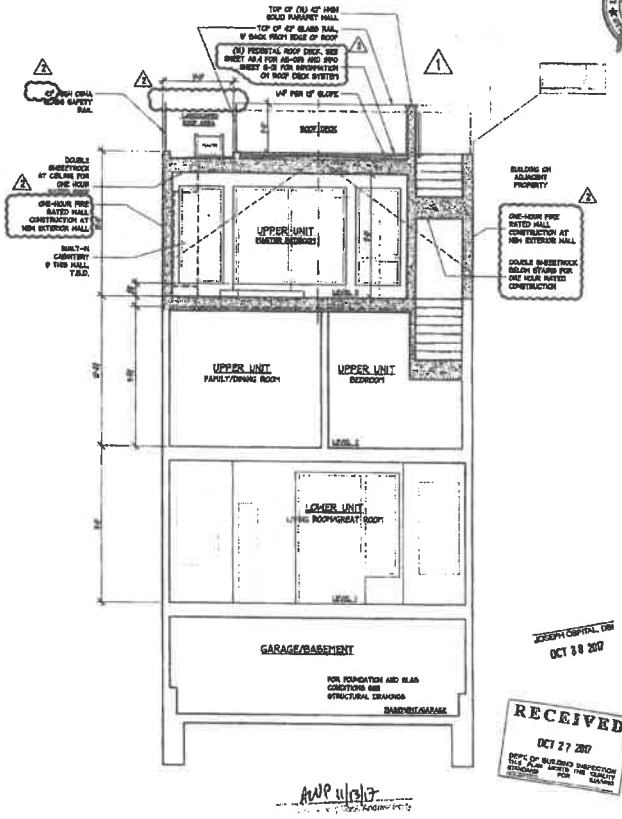
PLOTTED: Oct 10, 2017 - 3:19pm



1 A4.3 CROSS SECTION AT (E) ROOF
SCALE: 1/4" = 1'-0"



2 A4.3 CROSS SECTION AT (N) SHED DORMER
SCALE: 1/4" = 1'-0"



3 A4.3 CROSS SECTION AT MASTER BEDROOM
SCALE: 1/4" = 1'-0"

0 4 8 16 32
GRAPHIC SCALE

DR PRE-APP 02-26-15
REVISED
NEIGHBORHOOD MTNG 05-20-15
SITE PERMIT 08-05-15
REVISION 11-13-15
1 RESP. TO D.R. 05-26-17
2 RESP. TO DBI PL. CK. 10-12-17

APPROVED
Dept. of Building Insp.
NOV 28 2017
DEPT. OF BUILDING INSPECTION

JOSEPH DIPIETRO, DBI
OCT 26 2017

RECEIVED
OCT 27 2017
DEPT OF BUILDING INSPECTION
FILE PLAN REVIEW SPLITS THE CLARITY EXAMINE FOR

WALKER & MOODY ARCHITECTS A.I.A.
2988 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-2900 FAX 885-1909

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

BUILDING SECTIONS

SHEET NO
A4.2

PLOTTED: Oct. 16, 2017 - 4:19pm

EXHIBIT C

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM

DATE: December 14, 2006
TO: Planning Commission & Interested Parties
FROM: Lawrence Badiner, Zoning Administrator
Sara Vellve, Northwest Quadrant

RE:

PROPERTY ADDRESS	2650 Hyde Street
ASSESSOR'S PARCEL#	Blk 0027 Lot 019
ZONING DISTRICT	RH-3 / 40-X
BUILDING PERMIT NO.	2006.10.18.5315
CASE NO.	2006.0396D

Pre-Application vs. 311 Notification

- The proposal does not require pre-app. notification because the 10' horizontal depth and 7' vertical height thresholds are not met.
- Although the height of elevator penthouse exceeds 7', it is not considered in the calculation of a building's overall height and is excluded from the pre-app. process.
- The Department suggested to the project sponsor that it would be wise to conduct a preliminary meeting due to neighbor's concerns.
- Section 311 notification will be conducted in the future assuming the proposal moves forward.
- The Department requested plan revisions and clarifications in order to proceed with the proposal's review in November, 2006.
- Ms. Tsang filed DR on a previous permit that was cancelled as the work was incorporated into the current proposal. The Department transferred her DR request to the current proposal in fairness to Ms. Tsang.
- Ms. Tsang has a Block Book Notation on 2650 Hyde Street.

Historic Status

- 2650 Hyde Street is identified in Here Today and is considered a historic resource. The proposal is being reviewed pursuant to the Secretary of the Interior's Standards.

Overall History of 2650 Hyde Street (recent)

- The property owner has been attempting to get permits for various building alterations for approximately two years.
- Both DCP + DBI requested that all work be represented under one application, which is currently under review.
- All previous Building Permit Applications have been either cancelled or withdrawn.
- Senior building inspectors are monitoring permit activity on the property.

(over)

Neighborhood Relations

- Relations among neighbors in the immediate vicinity of the subject property are extremely strained, as can be seen in the pattern of activity outlined below.
- In approximately 2001, a Variance request at 769 North Point (Ausseresses/Tsang/Arza Trust) was denied by a former Zoning Administrator. The Variance decision was appealed to the Board of Permit Appeals (BOA) and upheld. The Variance was to allow the legalization of a structure that was constructed within the required rear yard of 769 North Point without the benefit of permits, and came to light as a violation due to complaints against the property.

2650 Hyde Street (019)

- Tsang/Arza Trust has appealed two previous permits to the BOA; the appeals were denied and the permits upheld.

2642 Hyde St. (017)

- Tsang/Arza Trust appealed a variance to the BOA; the appeal was denied and variance upheld.

2646 Hyde St. (018)

- Ausseresses/Tsang/Arza Trust has appealed three permits to the BOA, all three appeals were denied and permits upheld.

767 North Point (023)

- Tsang/Arza Trust filed for DR on a building permit, CPC did not take DR and upheld permit.

CC: Craig Greenwood, Owner, 2650 – 2652 Hyde Street
Ellen Tsang/Arza Trust, Owner, 769 North Point Street

Lot 20

2666 Hyde

Total complaints: 2

DBI NOVs: 1

PLANNING ENFs: 1

Lot 19

Project Sponsor lot

2650-52 Hyde

Total complaints: 32

DBI NOVs: 28

PLANNING ENFs: 4

Lot 18

2646-48 Hyde

Total complaints: 11

DBI NOVs: 8

PLANNING ENFs: 3

Lot 17

2642-44 Hyde

Total complaints: 9

DBI NOVs: 8

PLANNING ENFs: 1

Lot 16a

2638-40 Hyde

Total complaints: 4

DBI NOVs: 4

PLANNING ENFs: 0

Lot 30

2632 Hyde

2634 Hyde

2636 Hyde

Addresses all on same lot

Total complaints: 7

DBI NOVs: 6

PLANNING ENFs: 1

Lot 22

769 North Point

DR Requestors Lot

Lot 23

767 North Point

Total complaints: 19

DBI NOVs: 17

PLANNING ENFs: 2

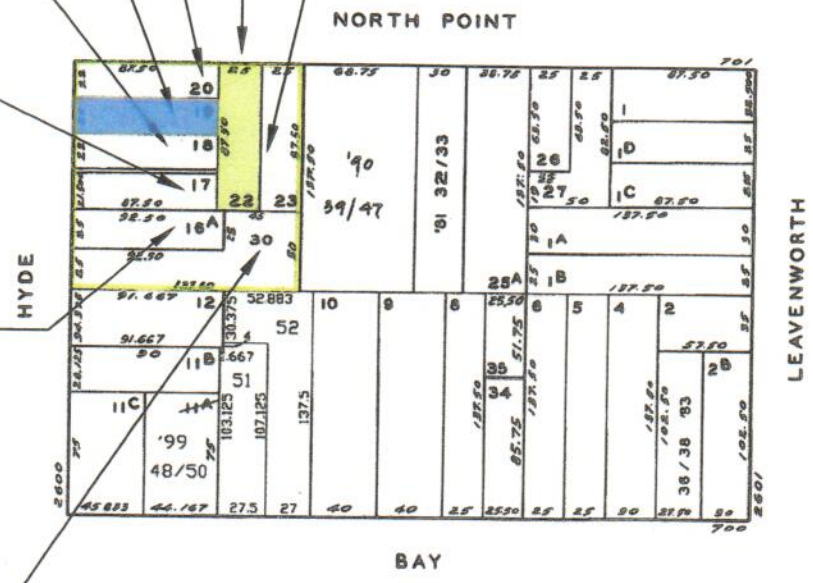


EXHIBIT D

Craig Greenwood
2650 Hyde Street
San Francisco, California 94109

Via Email, Regular U.S. Mail and Certified U.S. Mail

October 25, 2008

Arza Trust
Ms. Ellen Tsang
Mr. Edgar Brincat
769 North Point
San Francisco, California 94109

RE: Cease and Desist

Dear Arza Trust, Ms. Tsang, and Mr. Brincat:

This letter is to inform you that your harassing and intimidating actions against me and my family, my neighbors, and most recently my contractor, has become unbearable. We demand that your continuing harassment, invasion of privacy, threats of bodily harm, intentional affliction of emotional distress and general nuisance must CEASE AND DESIST immediately. Should you continue to pursue these activities in violation of our rights and applicable law, we will not hesitate to aggressively pursue further legal action against you.

Your history of harassment, intimidation, threats, assault, battery (including spitting), and general nuisance is well documented. Below is but a small sample of your egregious behavior:

10/23/2008	Mr. Brincat threatened to kill my hired contractor. Police report filed and witnesses.
1995-2008	Ms. Tsang has generated or caused at least 36 complaints, many frivolous, to the San Francisco Building Department against my property and four adjacent properties. These complaints resulted in 14 Notices of Violation on my property.
2004-2008	Ms. Tsang and Mr. Brincat have repeatedly attempted to prevent me (and my neighbors) from complying and correcting outstanding Notices of Violation.

12/23/2006	Ms. Tsang attempted to shake hired contractor (painter) off of a 20' ladder and inflict great bodily harm. Police report filed and witness.
1/13/2007	Ms. Tsang physically assaulted Marla McGowan, owner 2646 Hyde. Police report filed.
2004-2007	Unauthorized photographing of me, my wife, and our tenants, inside our home and in our backyard.

We demand that you immediately discontinue and do not at any point in the future under any circumstances do the following to me, my family or my hired contractors: harass, defame, speak to, contact, pursue, attack, strike, bump into, brush up against, push, spit, tap, grab, hold, threaten, telephone (via cellular or landline), instant message, fax, email, follow, stalk, shadow, disturb my peace, keep me under surveillance—including photographing us inside our home, slander my good name at any San Francisco City Department, and lastly continue to block my efforts to legalize and/or improve my property.

Again, should you continue to pursue these activities in violation of this our rights, we will not hesitate to pursue further legal action against you both, including, but not limited to, civil action and/or criminal complaints. My Attorney at Law, Rod Divelbiss, is prepared to file suit immediately should you not CEASE AND DESIST immediately.

Sincerely,

Craig Greenwood

cc: Rod Divelbiss, Esq.
Phil Fernandez
Marla McGowan
Billy Cayot
Sandy Walker

EXHIBIT E

Craig Greenwood

From: Birdie Engleberg <vancouveroracle@yahoo.ca>
Sent: Wednesday, April 12, 2017 10:44 AM
To: Craig Greenwood
Cc: RBaum@CHDLAWYERS.com
Subject: Ellen Tsang - City and County of San Francisco

April 11, 2017

Dear Mr. Greenwood:

Thank you for notifying me that you have an upcoming meeting with the City Planning Department regarding your residence and the expected opposition of Ms. Ellen Tsang . As we discussed in the past, Ms. Tsang appears to suffer from an Antisocial Personality Disorder which has resulted in her filing dozens of complaints with local, state and federal government agencies and has involved her in two dozen lawsuits. You and I-as well as all her surrounding neighbors and their insurers-have born the brunt of the damage from her activities and fictitious claims. I and the previous owners of 767 North Point alone have been the victim of several lawsuits filed on her behalf costing our insurance companies approaching $1 million dollars in Defense fees and costing me more than $100,000 in out of pocket expenses. She is currently appealing the last decision against her and when she again loses her appeal it is likely that she will yet again declare bankruptcy to avoid payment of the legal fees awarded to my insurer CSAA.

You may be aware that in forensic law her apparent Antisocial Personality Disorder cannot be claimed as a mitigating factor in her Defense of any criminal or civil claims so the legal burden of the damages she causes rests strictly speaking on her shoulders. The City and County of San Francisco have been an enabling agent in her activities and share responsibility for our losses and those of our insurances companies. I therefore believe it may be necessary to bring an action against the City itself for taking her claims seriously despite the fact of thirty years of her ongoing activities and the malicious and frivolous nature of her complaints. Please share this letter with your insurer and other victimized neighbors as well as with anyone else you choose in the hopes that we may finally end this blight upon our neigborhood.

Sincerely,

Charles B. Engelberg , M.D.

Sent from Yahoo Mail for iPad

EXHIBIT F

EXHIBIT G

Via U.S. Mail

June 14, 2006

ARZA TRUST
Ms. Ellen Tsang, Trustee
769 North Point
San Francisco, CA 94109

Dear Ms. Tsang,

Thank you for agreeing to meet with me to review a revised plan set and discuss the rear exit stairs at my property located at 2650 Hyde Street in San Francisco. As you know, this property has been the cause of two years of disagreement, negative energy, and anger between us.

The revised plan set that you have is a direct result of a phone call I received in February 2006 from your Attorney, Mr. Steve Williams. He suggested that "if we could devise a plan to move the rear exit stairs as far away as possible from your property, you could support my renovation project."

I invite you to join me for lunch or tea. I am open to meet with you most days. Please contact me by phone at: 415-395-0880 x305 or by email at: cgreenwood@pradogroup.com.

It is my sincere hope that we can put the past two years behind us and reach a mutually agreeable solution. Furthermore, it is my sincere hope that this meeting will be the start of good relations between us.

Sincerely,

Craig Greenwood

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

August 10, 2015
HAND DELIVERY

Dear Mr. Martelli, AIA:

On August 8, 2015 I received your letter dated July 24, 2015.
You provided your first set of 24"x 36" plans. Now you provided a different but reduced size set of plans. Please provide me with a set of 24"x 36" plans that you have submitted to the city.

Please provide a copy of the letter that you claimed you signed.

I have repeatedly asked but you still refused to provide straight forward answers.
My questions are:
What is the total existing height of the building?
The high between the sidewall and the front property line.
Please note I ask you for answers to my questions not your opinions to my questions.

The exterior rear stairs facing our only bathroom are NOT accurately stated in your plans.

The exterior stairs were built without a permit and Greenwood was able to do that with the help of Jeremy Paul/permit expediter and other professionals and these exterior stairs are in violation of our privacy.
Will Greenwoods change the direction of these exteriors stairs so that these stairs will not face our bathroom window and will give our tenants some privacy when Greenwood and his people walk down the stairs they won't have the opportunity to peek into our bathroom that they have been doing?

You stated that you are not responsible for other licensed professional's work and/or conducts. When you sign your name on the new set of plans you are required by code to show the accurate existing dimensions and condition of the existing and new proposed constructions.

I will come to your office to pick up the new set of 24"x36" plans and your response on August 14, 2015 during the business hours.

Sincerely yours,

Ellen Tsang
Trustee of the Arza Trust
769 North Point Street
San Francisco, CA 94109

Craig Greenwood

From:	Craig Greenwood
Sent:	Thursday, January 26, 2017 2:24 PM
To:	'tsangt123@yahoo.com'
Subject:	Hyde Project & Rear Exterior Stairs
Attachments:	LETTER FROM ET 20150810.pdf

Dear Ms. Tsang,

You have repeatedly voiced concerns about the existing exterior rear exit stairs at 2650-52 Hyde Street. (See your letter attached) I am willing to enter in to discussions to reconfigure the rear exterior stairs in exchange for your support of our remodel project as currently proposed.

If this is something that is of interest to you, please let me know.

Thank you.

Sincerely,

Craig Greenwood
MMJC Trust

Craig Greenwood

From: Ellen Tsang <tsangt123@yahoo.com>
Sent: Monday, January 30, 2017 9:22 AM
To: Craig Greenwood
Subject: Re: Your email was and will be in Spam and deleted. Please send your communication to me by mail

Mr. Craig Greenwood:

Please send your communication to me by mail.
Your email without permission was and will be in Spam and deleted.

Thank you.

Sincerely yours,

Ellen Tsang

EXHIBIT H

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

June 8, 2015
HAND DELIVERY

Dear Mr. Martelli, AIA:

You stated that Craig Greenwoods' new construction is "proposed remodel project". The fact is this is a major construction and conversion. They have broken down the major construction to several smaller separate permits.

1. You stated in your letter: "The existing rear stairs as shown on our drawings are relatively accurate. The 3' width referred to is accurate to within a few inches"

What are a few inches mean to you? You mean 7", 8" or 10 inches? Please site the code which permits an exit passage way, egress can be 7", or 8" or 10" inches narrower than the 3 feet.

You stated: "These existing rear yard stairs have no real bearing on and are separate from the current proposal." If this is the case why even draw them in. They do have bearing because whenever you do any alterations the code requires you to maintain proper ingress and egress path ways. The code requires 3' width, it does not allow less than 3 feet or less than "a few inches" as you stated in your plans. On your sheet AO.2 you have drawn in big bold dotted lines and bold arrows a means of 3' wide egress passage way to street behind rear property line.

You did not address the inaccurate landings and railings issues that I raised.

You stated: "...drawings were developed off of drawings prepared by another architect.." It is known history that Greenwoods have hired and paid for professionals who were willing and submitted inaccurate and/or fraudulent plans repeatedly.

You stated: "...several discussions with people who have knowledge of the history of the building at 2650 Hyde Street, it seems evident that those stairs were built at the very least 35 years ago or more, so they were in place long before the Greenwoods purchased the property." Please provide the names of people and what evidence they have produced to you to support their conclusions.

I have proof that these exterior rear stairs facing our bathroom window were NOT built 35 years or more ago. In 1990 there were no such exterior stairs at all. Not until about 10 years later the exterior stairs were constructed without a required permit and plans. The Greenwoods have full knowledge that they tore down these illegal stairs and built new stairs a couple times to its current conditions to face our bathroom window for their purpose.

This is similar to the Greenwoods one set of plans which showed the existing Street Tree location to be 4 foot **south** of the actual exiting Street Tree and another set of Greenwoods plans showed the existing Street Tree location to be 4 foot **north** of the actual existing Street Tree and both were (VIF) Verified In the Field. I have evidence to prove that. This is also similar to Greenwoods other plans which stated they had an **existing garage** when they knew **the areas were unexcavated**. But they hired their professionals who were willingly and intentionally submitted fraudulent plains claiming that they already had an existing garage to the city and got them approved. These are only a couple of examples.

You claimed our bathroom window "perhaps legal when installed, is illegal with respond to current building codes". First do you have proof that it is located on the property line or you simply make it up? Our bathroom window was constructed with permit and plans and we have not tore/removed it nor constructed a new window.

Our window's situation is NO comparison to what the Greenwoods did to their exterior stairs facing our bathroom window.

EXHIBIT I

JOHN D. BLOCK

May 20, 2005

BOAD OF APPEALS
CITY AND COUNTY OF SAN FRANCISCO
Robert H. Feldman, Executive Secretary
1660 Mission Street, Room 3036
San Francisco, California, 94103

RE: 2650-52 Hyde Street

Dear Board Members

I John D. Block, owned the above-referenced property from 1974 until March of 2000.

The rear yard is the same as it was when I bought the property. The changes that were made were to remove the roof over the kitchen and replace a flat roof, thereby creating the deck that is there now.

The other levels had back "service porches" with wash basins. These were removed and replaced with the decks that are there at the present time. The stairs were never changed at all. They were repaired as needed.

This work was done with architectural plans and was done with permits from the City and County of San Francisco.

I would be happy to answer any further questions that you may have regarding the property.

Sincerely,

Dr. John D. Block
2152 Leavenworth St.
San Francisco, Ca. 94133

cc. Craig Greenwood

2152 Leavenworth St.
San Francisco Ca.
94133

PHONE 415-771-2865
FAX 415-771-7780
E-MAIL jblock8598@aol.com
MOBILE 415-706-6157

KATHRYN LEIGHTON

May 6, 2005

BOARD OF APPEALS
CITY & COUNTY OF SAN FRANCISCO
Robert H. Feldman, Executive Secretary
1660 Mission Street, Room 3036
San Francisco, California 94103

RE: 2650-52 Hyde Street

Dear Honorable Board Members:

In support of the challenges facing Craig Greenwood, owner of the building located at 2650-2652 Hyde Street, I would like to address the issues about the back of his house he is forced to deal with. I resided at 2652 Hyde Street almost continually from 1988-2000.

The upper, middle and lower decks at the rear of the building, as well as the attached exterior stairs from the upper unit to backyard existed while I lived at the property. No modification or replacement of the decks and stairs was conducted while I resided at the property.

Please do not hesitate to contact me should you have any questions or need additional information.

Sincerely,

Kathryn Leighton

KL/

103 4th STREET SAUSALITO CALIFORNIA 94965
415-332-1372 FAX 415-520-9300 EMAIL KATHRYN@LEIGHTON.US

Computer Clearing Services, Inc.

May 17, 2005

BOARD OF APPEALS
CITY & COUNTY OF SAN FRANCISCO
Robert H. Feldman, Executive Secretary
1660 Mission Street, Room 3036
San Francisco, CA 94103

RE: 2650-52 Hyde Street

Dear Honorable Board Members:

I Richard Barber, hereby declare under penalty of perjury the following:

I owned the above-referenced property from March 2000-June 2004.

The rear yard redwood decks: upper, middle, lower and attached exterior stairs from upper unit to backyard were all existing when I purchased the property. No modifications or replacement of said decks and stairs was conducted while I owned the property.

Feel free to contact me should you have any questions.

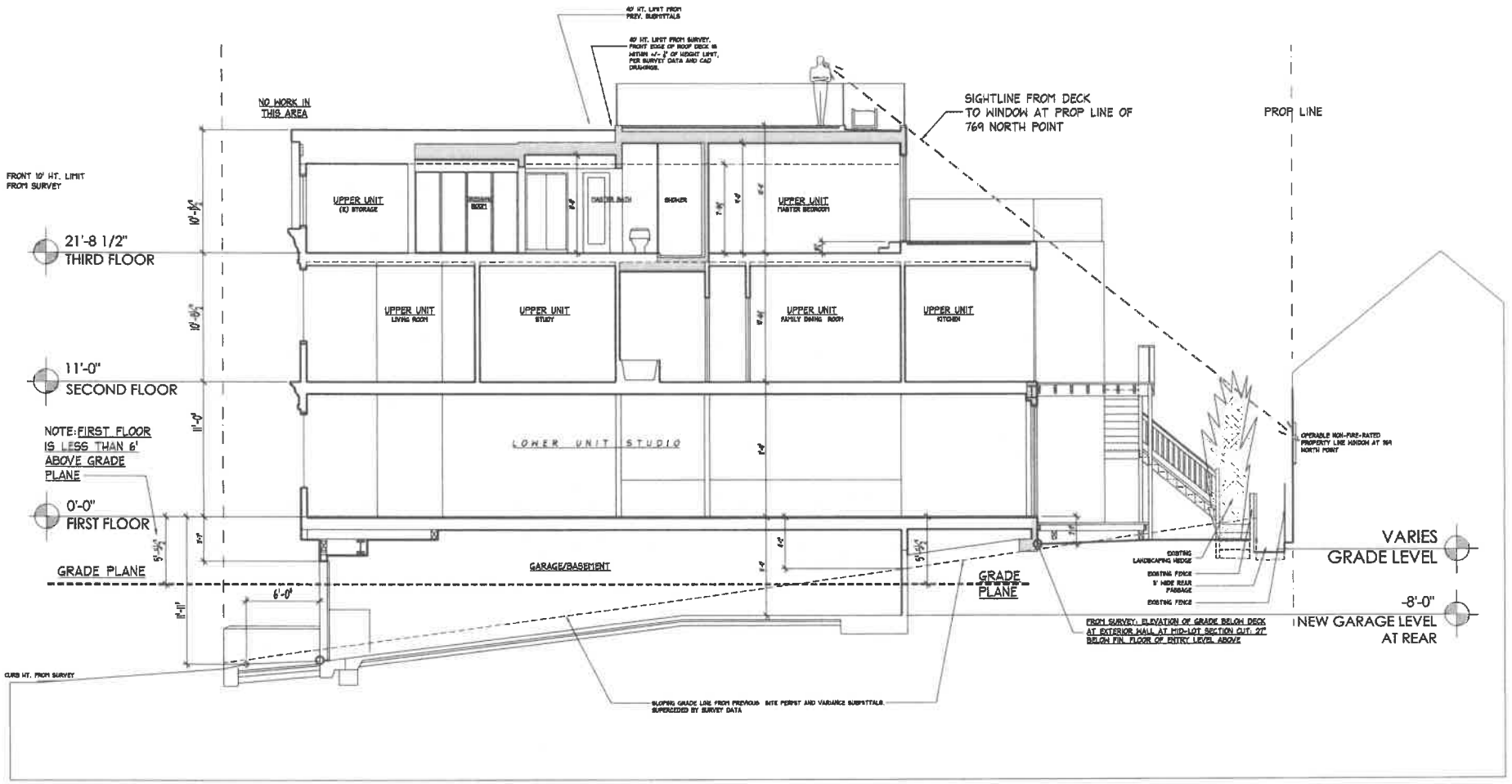
Sincerely,

Richard Barber
President
Computer Clearing Services, Inc.

cc: Craig Greenwood

801 North Brand Boulevard Suite 1020 Glendale, CA 91203 Tel (818) 242-6333 Fax (818) 242-3723
Member NASD/SIPC

EXHIBIT J



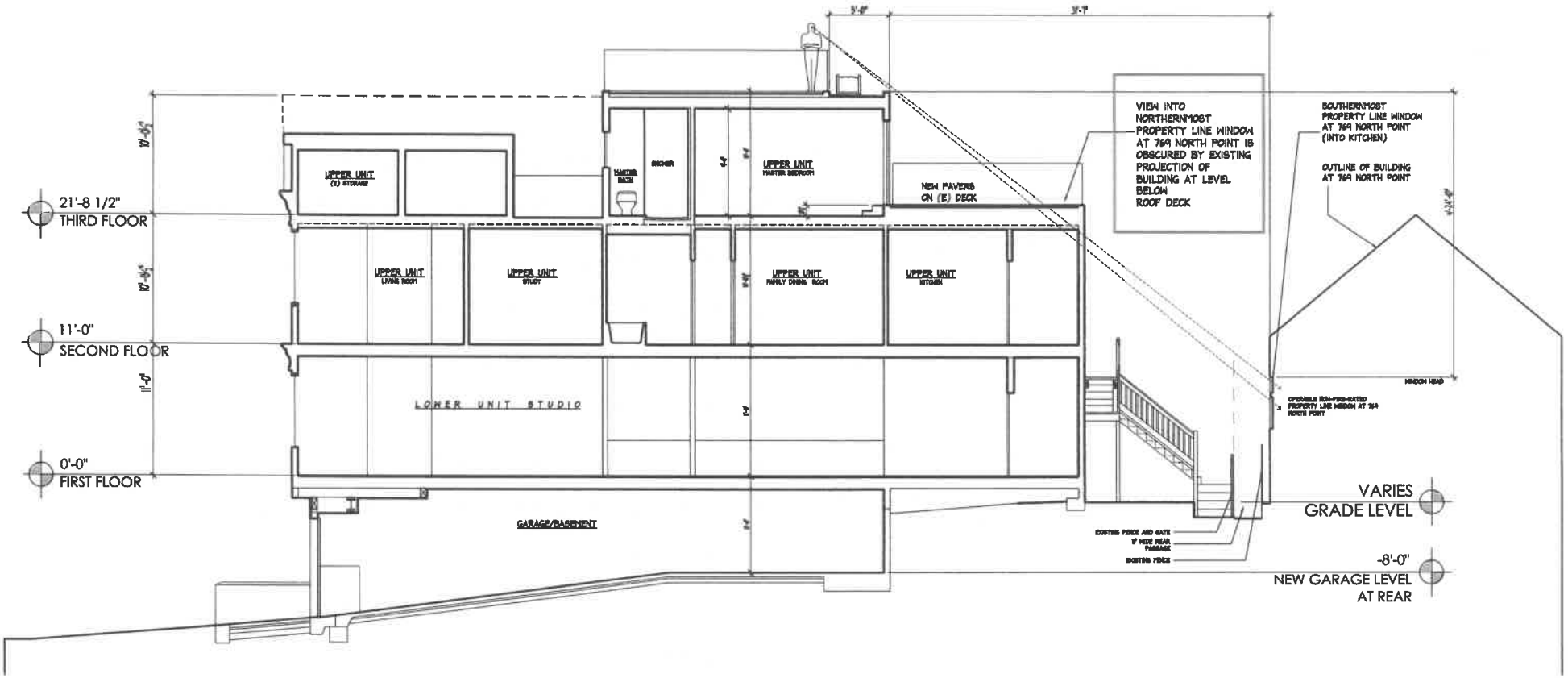
2650-52 HYDE STREET

THIRD FLOOR PLAN

1/8"="1'-0"

24 JANUARY 2018

WALKER MOODY ARCHITECTS



2650-52 HYDE STREET

SECTION AT REAR POP-OUT

SHOWING PROP LINE WINDOW AT 769 NORTH POINT AT REAR

1/8"=1'-0"

24 MARCH 2017 24 JAN 2018

WALKER MOODY ARCHITECTS

EXHIBIT K

WALKER & MOODY ARCHITECTS

2666 HYDE STREET • SAN FRANCISCO CA 94109
415 885 0800 • FAX 415 885 1009

2650-52 Hyde Street

PROJECT TIMELINE

NOVEMBER 2014

- Initial discussion at Planning PIC. DM met w Shelley Caltagirone and received guidance on proposed roof addition/expansion of building mass w/re to Planning and Preservation (Cat A historic resource). SC was project planner on property for building permit under construction at that time and previous permits. Informed DM that she was being transferred and would not be planner on the proposal we had just discussed

JANUARY 2015

- DM reviewed project w Lily Yegazu at Planning PIC. LY was preservation specialist for that area. Discussed roof addition/expansion of building mass w/re to Planning and Preservation in more detail.
- DM also discussed Building code issues at DBI counters w DBI plan checkers

FEBRUARY-MARCH 2015

- Review of DBI issues w/re to exiting, building height, sprinklers w code consultant Mario Ballard and DBI. PRE-APP meeting with DM, MB, Craig Greenwood (prop owner) and Tom Le of SF DBI on March 18

APRIL-MAY 2015

- Development of design and drawing set, prep for neighborhood meeting. Neighborhood meeting, May 21, 2015. DM met with Ellen Tsang for approx. one hour, one on one. DM also met w Tanya Yrovsky of Aquatic Park Neighbors. ET and TY were only attendees.

MAY 2015

- Per request of Ellen Tsang after neighborhood meeting, WM printed full sized plans for her use (at no cost to her) which ET picked up on May 22. Received letter from ET May 26. Responded to ET with letter May 28 requesting to meet with her in person to review plans and discuss and resolve issues. ET responded alleging plans were inaccurate and would not meet until plans were corrected and until she has had time to contact a professional to review plans.
- Continued written correspondence between ET and WM with continued requests to meet to review and discuss issues. Correspondence continued through February 2016 when ET finally agreed to meet. DM and Sandy Walker met with ET and another individual ("Edgar") on February 11 at WM offices.

MAY-JULY 2015

- Development of design and of drawing set, prep for Site Permit submittal.
- *Site Permit submittal, July 8, 2015.*

SEPTEMBER-NOVEMBER 2015

- Discussion/review/correspondence w Anne Brask, Planner assigned to project. AB reviewed project with Planning Preservation team.
- WM developed several design alternatives in response to requests from Planning to reduce building mass of addition, size of roof deck and potential visibility. DM and CG met with AB and LY on October 13 2015. Afterwards AB reviewed with Preservation Team and Residential Design Team. Project sponsor and Planners came to consensus on revised proposal.

PROJECT TIMELINE continued

NOVEMBER-DECEMBER 2015

- Prepared revised site permit submittal drawings based on agreed upon revision to proposal.
- *Revised Site Permit drawings submitted to AB December 2015.*

DECEMBER 2015-MAY 2016

- Revised project reviewed and processed by Planning Department

MAY 2016

- *First 311 notification. Notice Date May 4 2016.*

MAY 2016

- Informed by Planning that project will require a *variance* (rear height)

MAY-JUNE 2016

- Preparation of drawings and application for Variance. *Variance application submitted June 7 2016.*

AUGUST 2016

- *Hearing calendared for October 26 2016*

SEPTEMBER 2016

- *Second 311 notification. Notice Date September 30 2016.*

OCTOBER 2016

- Andrew Perry assigned to project, replaces AB.
- *Variance notification. October 6 2016.*
- Informed by Planning that 2 neighbors (2666 Hyde and 769 North Point) need to be re-noticed for 311 (per issues raised by ET)
- *Variance Hearing is continued to December 7 2016.*

NOVEMBER 2016

- 2 neighbors re-noticed
- *Second Variance notification. Posted November 18 2016.*
- ET makes claim re grade lines/height and erroneously interprets existing grade and building height

DECEMBER 2016

- ***Variance hearing, December 7. Continued.***
- ***DR filed, December 13.***

JANUARY 2017

- *DR hearing scheduled for April 27 2017.*

JANUARY 2017

- *Meeting w Planning Residential Design team*

PROJECT TIMELINE continued

APRIL 2017

- DR/VARIANCE HEARING
- Approved with modifications

MAY 2017

- Modifications submitted per DR hearing (moved stairs, pulled roof deck back)

AUGUST 2017

- DR/plans approved by Planning
- Letter from ET requesting
  - Name of surveyor
  - Date of survey
  - Date survey was recorded
  - Copy of survey

OCTOBER 2017

- Approved by DBI Plan checker

NOVEMBER 2017

- Site Permit issued

DECEMBER 2017

- Appeal filed by ET and EB

FEBRUARY 2018

- Board of Permit Appeals hearing

We believe the above to be true and accurate to the best of our knowledge.

List of correspondence between Walker and Moody Architects and Ellen Tsang regarding the remodel at 2650-52 Hyde Street

May 21 2015	Neighborhood meeting, DM met with Ellen Tsang for approx. one hour.
May 22	Full size plans prepared for Ellen Tsang, picked up by ET
May 26	Letter from ET, hand delivered.
May 28	Response to ET, request to meet in person to review drawings, mail
June 8	Letter from ET, hand delivered.
June 22	Response to ET, request to meet in person to review drawings. Certified mail.
July 6	Response to ET, request to meet in person to review drawings. (same documents as certified mail package of 6/22), hand delivered
July 17	Letter from ET, hand delivered.
July 24	Response to ET, request to meet in person to review drawings. Certified mail.
August 7	Response to ET, request to meet in person to review drawings. (same documents as certified mail package of 7/24), hand delivered.
August 10	Letter from ET, hand delivered.
August 11	Response to ET, hand delivered.
August 14	Letter from ET, hand delivered
August 14	Response to ET, hand delivered.
August 24	Letter from ET, hand delivered
Feb. 2 2016	Letter from ET, hand delivered
February 3	Response to ET, hand delivered, 11x17 full set of drawings provided, picked up
February 4	Letter from ET, hand delivered
February 4	Response to ET, hand delivered.
February 7	Letter from ET, hand delivered
February 10	Response to ET, hand delivered.
February 11	Meeting with Ellen Tsang, and "Edgar", at W&M offices, with Dean Martelli and Sandy Walker
	Collection of Correspondence prepared for ET, per her request, picked up by ET at W&M office
February 15	Letter from ET, hand delivered
February 23	Response to ET, hand delivered, 11x17 drawings
February 28	Letter from ET, hand delivered
Jan. 24 2017	Letter from ET, hand delivered
January 26	Response to ET, hand delivered.
January 28	Letter from ET, hand delivered
August 23	Letter from ET, hand delivered

Note that pages that follow are in REVERSE chronological order

August 23, 2017

Hand Delivery

Mr. Dean M. Martelli, AIA
Walker and Moody Architects
2666 Hyde Street
San Francisco, CA 94109

Re: 2650-52 Hyde Street new project

You have submitted to SF. Planning and Building Departments your plans stating that you used recent survey. But you did not provide a copy of the "survey" or any information about this survey.

Please comply with California Business and Professions Code Section 8762 and 8773, among other codes by providing the following:

1) the name of the surveyor,
2) the date the survey was performed;
3) the date the survey was recorded;
4) a copy of the survey.

Thank you.

Sincerely yours,

Ellen Tsang
769 North Point Street
San Francisco, CA 94109

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

January 28, 2017
Hand Delivery

Dear Mr. Dean Martelli, AIA

You claimed in your letter January 26, 2016 that you did not trespass is as false as you claimed a "Sandy Walker" finally met with us on February 11, 2016 and also as false as your plans. Again there was NOT a Sandy Walker met with us (I had a witness with me) on February 11, 2016 nor did any women who ever introduced herself to me or by anyone else as "Sandy Walker" as of today.

Your feet were in the easement but your upper part of your body was trespassing onto our property at 769 North Point Street repeatedly over my repeat objections. You admitted that our windows, window frames, pipes, fence, walls are 769 North Point property again and again and I objected to your trespassing onto 769 North Point Street repeatedly.
January 24, 2016 was cold day and I was in pajamas when I came out to the easement to object to your trespassing but I was not there all the time. You told me that you needed to trespass for information for your project at 2650-52 Hyde Street. Your self help gathering information by trespass is not permitted. I demand that your trespass onto our property must be cease and desist. You stated the easement is not my property. Please inform me whose property the easement is on.

You are the person who committed trespassing. I take your trespassing over my objections very seriously.

Sincerely yours,

Ellen Tsang
769 North Point Street
San Francisco, CA 94109

WALKER & MOODY A.I.A.
2666 HYDE STREET • SAN FRANCISCO CA 94109 • 415 885 0800 • FAX 415 885 1009

Ellen Tsang
Trustee of Arza Trust
769 North Point Street
San Francisco, CA 94109

26 January 2017

Dear Ms. Tsang,

I received your letter of January 24 2017 which you delivered to our office through our mail slot in our front door yesterday. You accused me of trespassing onto your property. You are mistaken, I was not trespassing. I was in the "easement"/passage. That is not your property. You were there and witnessed that I did not enter your property. I have discussed this with Sandy Walker, principal of the firm. Walker and Moody Architects takes false accusations of trespassing very seriously.

Sincerely,

Dean M. Martelli
Walker and Moody Architects

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

Hand Delivery
January 24, 2017

Dear Mr. Dean Martell, AIA:

On January 24, 2017 morning you were in the easement but trespassing onto our property at 769 North Point Street over my objections.
I told you that you should have given me notice for permission if you wanted to do anything in or to our property. But you claimed that anyone can use the easement and as long as the body is in the easement then can extend his hand and tape onto other's property. You repeatedly trespassed onto our property over my objections. You told me that as long as I am in the easement I could do the same thing that you were doing. You also told me that you are an Architect.

Please do not trespass without permission.

Thank you.

Sincerely yours,

Ellen Tsang
769 North Point Street
San Francisco, CA 94109

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

Hand Delivery
February 28, 2016

Dear Mr. Dean Martelli, AIA:

I received your letter dated February 23, 2016 which was on our front porch on February 25, 2016. Your statement a "Sandy Walker" finally met with me on February 11, 2016 is as false as your plans. There was NOT a Sandy Walker met with us on February 11, 2016 nor did any woman who ever introduced herself to me or by anyone else as "Sandy Walker".

However, I have met you a few times prior to February 11, 2016 including one time you ran after me from your office to my front gate while I was holding my keys to open our front gate.

My responses to your letter dated February 23, 2016 as following:

1) No, your plans do not show the rear stairs accurately.

2) You simply change the plans without verification to meet your client's demand.
You told us and in your previous plans all show the "BOX" to be built few inches higher than top of the existing gable roof and new deck will be built on the top of the new "box".
Please provide the exact sub-section(s) of 260 that you believe it permits you to build new BOX higher than over 45 feet and the deck on the top of this new BOX.

3) Please provide the exact sub-section(s) of 260 that you believe it permits you to build new dormer over 40 feet high limit.

4) The owner Craig Greenwood cannot and must not build anything within the 3 feet easement because it is not permitted per code. Greenwood cannot and must not build property line fence higher than the code allows. It will block the natural light and air because we have only one bathroom window. The exterior stairs were built without a permit or plans. The people at 2650-52 Hyde Street looked into and saw me in my bathroom window; the Greenwood's gardeners have blowed the leaves and air to my face from their stairs facing our bathroom window.
I don't understand why Greenwood refuses to allow us who live at 769 North Point Street to have some privacy and quiet enjoyment in our own bathroom by simply turning his exterior stairs direction at the first landing to make a u-turn and at the same time to correct the code violations.
Greenwood has claimed that he has had professionals and permit expeditor to help him to get what he wants but he should also realizes that the codes apply to him too.

Regarding to your responses to my PS questions:
1) Please specify the exact sub-section of 260 and Zoning Administrators Bulletin NO. 3 that you believe they allow you to build dormer higher than 40 feet.

2) NO, it is higher than the previous architect's plans. Your plans are inaccurate.

3) The Planner at the Planning Counter told me that your plans should show the measurement of the side slope and your plans show that your new structures are higher than the code allows and you cannot apply for height variance.

Please inform me what exact sub-section of any planning code which states that you can refuse to provide the front slope measurement of inches or foot.

State Architect Board informed us repeatedly that **Professional business conducts § 160 Rules of Professional Conduct section 160(b)(1) and 160B1, require all licensed Architect including you to submit accurate plans.**

Sincerely,

Ellen Tsang

WALKER & MOODY ARCHITECTS

2666 HYDE STREET • SAN FRANCISCO CA 94109
415 885 0800 • FAX 415 885 1009

Ellen Tsang
Trustee of Arza Trust
769 North Point Street
San Francisco, CA 94109

February 23 2016

Dear Ms. Tsang,

Sandy Walker and I are glad to have finally met with you, and your friend "Edgar", on February 11th. We have received your letter of February 15, 2016. Below are my responses to the questions in your letter.

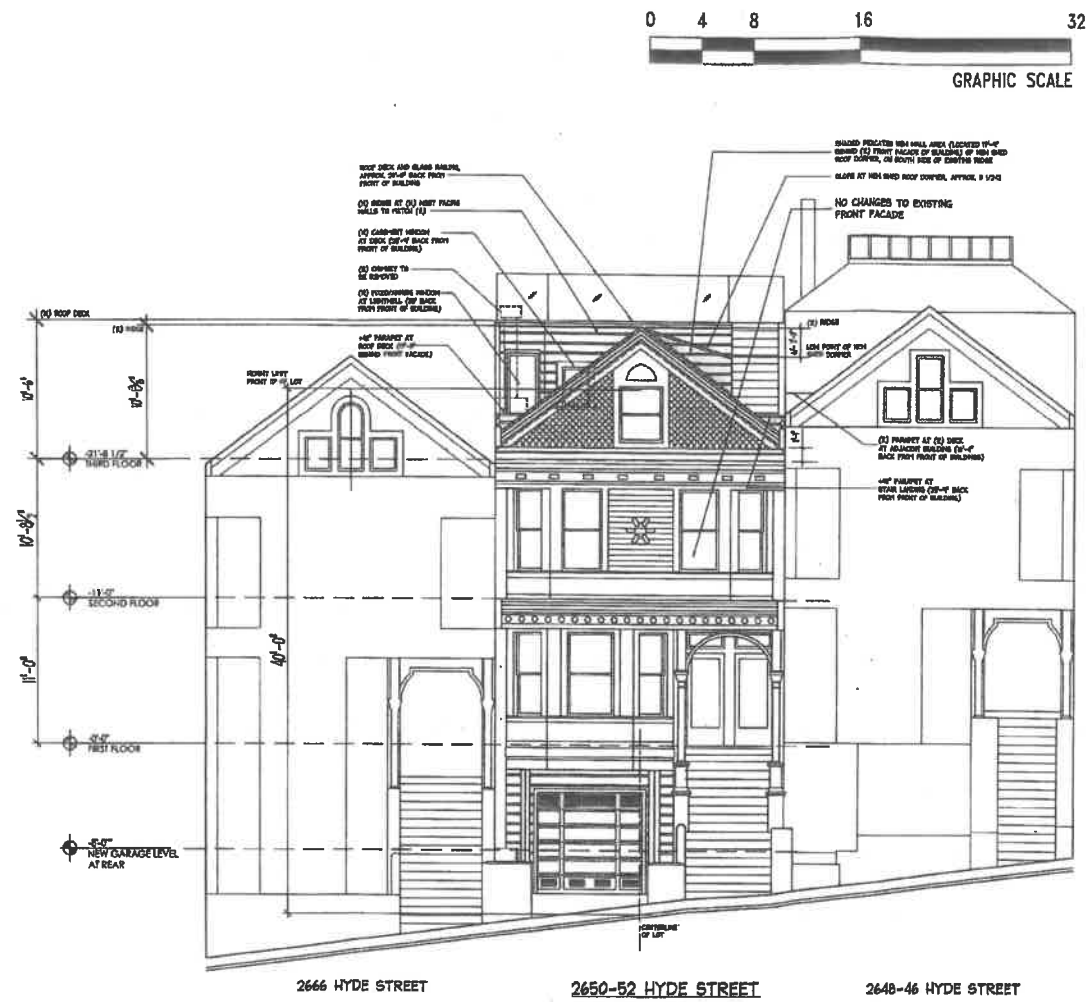
1) No. The plans show the existing rear stairs accurately. They are not and have never been part of the scope of work of this proposal. The existing rear stairs will remain as-is.
2) The "box" addition at the rear, with the roof deck on it, is below the 40' height limit
3) Dormers are an allowed exception to height limits per section 260 of the Planning code and per Zoning Administrators Bulletin No. 3. A small area of the shed dormer of approximately 12" x 18" is up to but no more than 4" above the 40' height limit and is no higher than the existing roof ridge.
4) Section 260 of the Planning Code
5) Owners will not change the stair layout.
   Owners remain open to building a privacy screen or fence (at their expense) between their stair and your *operable* property line window to add privacy. Note that to effectively block views it would need to be higher than what is allowable for a property line fence.

   "PS" Questions:
   1) See #3 above. Dormers are an allowed exception to height limit.
   2) Natural grade at midline of property as depicted is not higher than previous architect's plans, and is shown accurately
   3) Sidewalk slope has been changed on drawings and is accurate. Note that the sidewalk heights and elevations are not relevant to the proposed scope of this work. Sidewalk heights and slopes only affect the height limit for the first 10' of the property and we are proposing no work at that part of the building.

I have included here 3 sheets, A3.1, A4.1 and A4.2, 11x17 size, which have been revised, as well as a copy of your most recent letter.

Sincerely,

Dean M. Martelli
Walker and Moody Architects



1 A3.1 WEST (FRONT) ELEVATION (NEW)
SCALE: 1/4" = 1'-0"

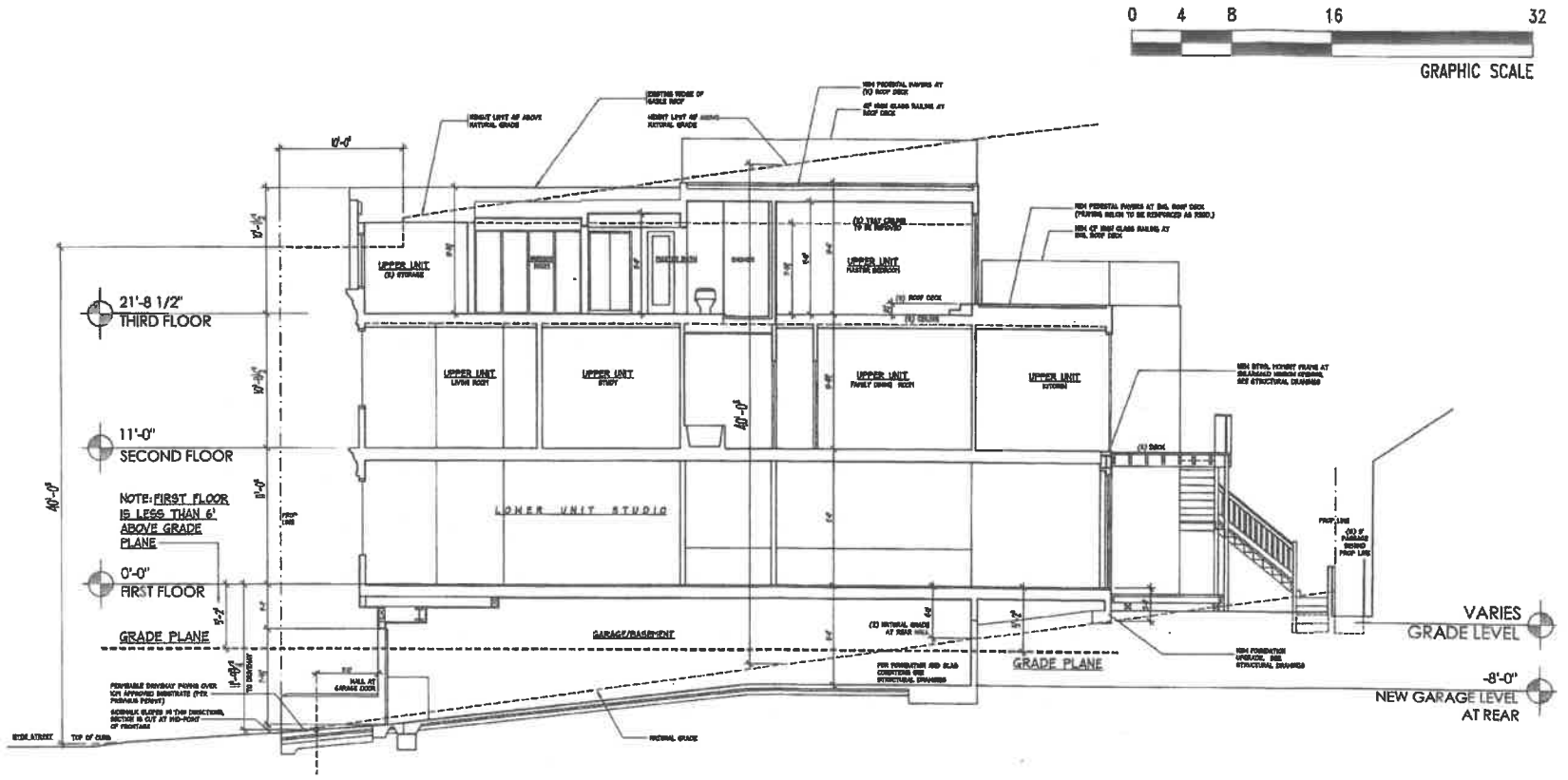
DBI PRE-APP	DATE 02-28-15 REVISED
NEIGHBORHOOD NTNO	05-20-15
SITE PERMIT	08-05-15
REVISION	11-13-15

WALKER & MOODY ARCHITECTS A.I.A.

RESIDENTIAL REMODEL
2650-52 HYDE STREET
SAN FRANCISCO, CA 94109

NEW WEST (FRONT) ELEVATION

SHEET NO. A3.1



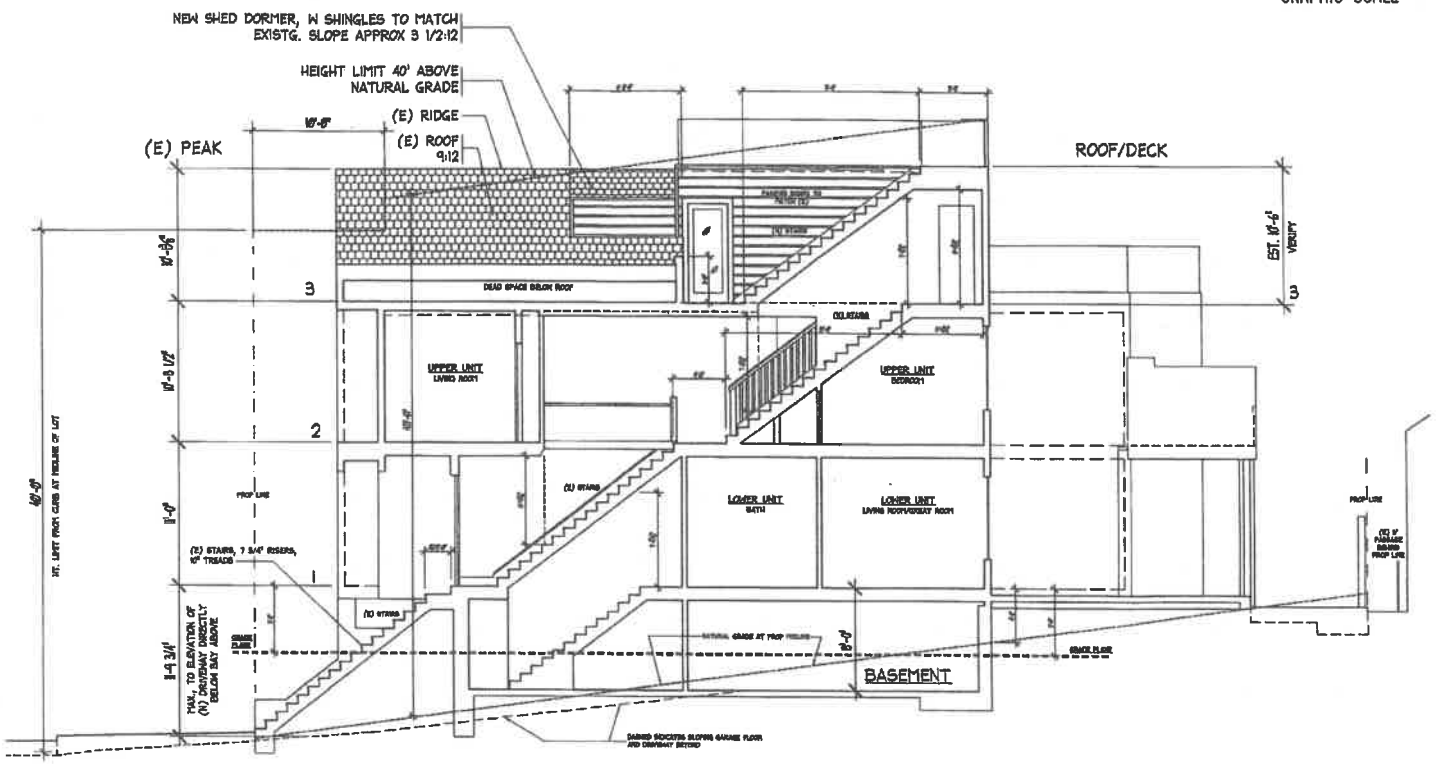
DBI PRE-APP 02-26-15
PREVIEWED 05-20-15
SITE PERMIT 06-05-15
REVISION 11-13-18

WALKER & MOODY ARCHITECTS A.I.A.

RESIDENTIAL REMODEL
2550-52 HYDE STREET
SAN FRANCISCO, CA 94109

BUILDING SECTIONS

SHEET NO
A4.1



1 A4.2 SECTION AT STAIRS
SCALE: 1/4" = 1'-0"

DBI PRE-APP 02-26-15
REVISED
NEIGHBORHOOD NTNG 05-20-15
SITE PERMIT 06-05-15
REVISION 11-13-15

WALKER & MOODY ARCHITECTS A.I.A.

RESIDENTIAL REMODEL
2850-52 HYDE STREET
SAN FRANCISCO, CA 94109

BUILDING SECTIONS

SHEET NO. A4.2

Mr. Dean Martelli, AIA
Walker & Moody, AIA
26666 Hyde Street
San Francisco, CA 94109

Hand Delivery
February 15, 2016

Dear Mr. Dean Matelli, AIA:

Review of your most recent plans dated 11/2015, I have questions and concerns, and some of them are listed as following:

1) Your plans for 2650-52 Hyde Street exterior stairs which are facing our only bathroom window are inaccurate, for example, Stairs are less than 3 feet in width, but your plans state all the stairs are 3 feet in width; railing from the ground are angled inward, but your plans show no angel but straight, three (3) stairs from the ground upward to the first landing are inaccurate because there is less than 3 stairs; the stairs from the second landing are inaccurate because there are less than nine (9) stairs; the height of these landings are inaccurate because they are higher in the plans than the existing landings, the stairs between the first landing and the second landing, both railings are angled inward making them very narrow which do not show on your plans, etc.

Questions:

Are you going to submit revised plans to reflect the existing stairs and landing locations and sizes?

You being an AIA, must know the **Professional business conducts § 160 Rules of Professional Conduct section 160(b)(1) and 160B1, require you to submit accurate plans.**

2) The maximum height allowed is 40 feet.
Your plans and your admissions indicate that you are going to remove the existing gable roof and construct a new box which is higher than 45 feet + height from curb to middle of the front of the building and new deck to be built on the top of new box.

Questions:

Can you provide the code(s) that permits you to build a new box over 45 feet + height from the curb to middle of the front of the building and new deck to be built on the top of the new box?

3) Your plans and your admissions state that you are going to build a new shed dormer which is over the 40 feet height limit.

Question:

Can you provide the code that permits you to build new shed dormer above 40 feet height limit?

Question:

Can you provide the section of the code that you now base on for measurement of the total height of 2650-52 Hyde Street?

In the past, you informed me that the maximum height you measured was from the property line to the midpoint of the gable roof. However Planner Anne Brask, for your project read and

Hand Delivery

confirmed to us that the planning code 260 (a) and its interpretation regarding the measurement of the height were revoked many years ago and you should be required to build the new construction smaller.

What is Greenwood's response to our request that he should change the direction of his illegal stairs which were built without plans nor permit and faced our only bathroom window to invade our privacy?

Concerns:

You repeatedly told us that your plans already got approval regardless that your plans are inaccurate and not in code compliance;

Our rights to natural light and privacy should be protected when you design your new box to be built above the 45' and new deck on top of the new box and the new shed dormer to be built over 40 feet in height while the code states that the maximum height is 40' for any new construction(s).

Looking forward to your responses ASAP.

Sincerely yours.

Ellen Tsang

PS:

Your Plan A4.2 : at the top of this plan, it states "NEW SHED DORMER..." and a line drawn to it, then next item it states: "HEIGHT LIMIT 40'...." and a line drawn to it. When you look at this height limit line and follow it towards the front of the building right at the midpoint of the gable roof, what you see is that it is not drawn at the midpoint, it is drawn about 12" higher. If you count the rows of roof shingles there are 8 rows and the height line in at the top of the 8th row and there is only 5 rows above it. It proves that the line is not at the mid-point as you have claimed it is, therefore the height of your new constructions will be a lot higher than 40 feet height limit. When you measure from the curb, it will add even more height to the new constructions.

Your plans A4.2 : Natural grade of Midline of lot is much higher than the previous architect's plans with his stamps. It proves that your new constructions are far exceeding the 40 feet high limit.

Your Plan A3.3 your plans are inaccurate because your plans state the sidewalk to the building is level but in fact it is at least several inches downward slope toward the street. (It is a public sidewalk, Dean Martelli, AIA and I can measure this height to verify).

February 7, 2016

Hand Delivery

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

Dear Mr. Martelli, AIA:
This is a list of the letters that I have delivered to your office:
May 26, 2015, June 8, 2015, July 17, 2015, August 10, 2015, August 14, 3015, August 24, 2015, February 2 2016, February 4, 2016 and February 7, 2016.

Please provide a list of the letters that you believe that you sent/delivered to me including the date of each letter.

If you want any of my letters to you, please let me know. I will provide it to you and Vice Versa.

Sincerely yours,

Ellen Tsang
769 North Point Street
San Francisco, CA 94109

HAND DELIVERED 2/10

2/10/2016

ELLEN - I WILL NOT HAVE TIME TO PREPARE THIS LIST BEFOREHAND BUT WE CAN REVIEW/DISCUSS TOMORROW WHEN WE MEET AT OUR OFFICE @ 10 AM. SEE YOU THEN

February 7, 2016 Hand Delivery

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

Dear Mr. Martelli, AIA:
This is a list of the letters that I have delivered to your office:

May 26, 2015, June 8, 2015, July 17, 2015, August 10, 2015, August 14, 3015, August 24, 2015, February 2 2016, February 4, 2016 and February 7, 2016.

Please provide a list of the letters that you believe that you sent/delivered to me including the date of each letter.

If you want any of my letters to you, please let me know. I will provide it to you and Vice Versa.

Sincerely yours,

Ellen Tsang
769 North Point Street
San Francisco, CA 94109

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

February 4, 2016
HAND DELIVERY

Dear Mr. Martelli, AIA:

Re: Permit application #201507080940 2650-52 Hyde Street

You told me on February 2, 2015 that the latest plans would be available on February 4 for pick up and would let me know the date and time you were available after you talked to Mr. Greenwood because he wanted to attend the meeting.
I am not available on Tuesday February 9 at 3:30 PM. I can be available on Thursday February 11 at 10:00 AM or Fridays February 12 at 10:00 AM.
Please let me know the meeting can be set on Thursday at 10 AM ~~or Friday at 10 AM.~~

Sincerely yours,

Ellen Tsang
769 North Point Street
San Francisco, CA 94109

2/4/16

I will see you at our office Thursday Feb 11 at 10 AM

* HAND DELIVERED FEB 4.

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

February 4, 2016
HAND DELIVERY

Dear Mr. Martelli, AIA:

Re: Permit application #201507080940 2650-52 Hyde Street

You told me on February 2, 2015 that the latest plans would be available on February 4 for pick up and would let me know the date and time you were available after you talked to Mr. Greenwood because he wanted to attend the meeting.
I am not available on Tuesday February 9 at 3:30 PM. I can be available on Thursday February 11 at 10:00 AM or Fridays February 12 at 10:00 AM.
Please let me know the meeting can be set on Thursday at 10 AM or Friday at 10 AM.

Sincerely yours,

Ellen Tsang
769 North Point Street
San Francisco, CA 94109

WALKER & MOODY ARCHITECTS

2666 HYDE STREET • SAN FRANCISCO CA 94109
415 885 0800 • FAX 415 885 1009

Ellen Tsang
Trustee of Arza Trust
769 North Point Street
San Francisco, CA 94109

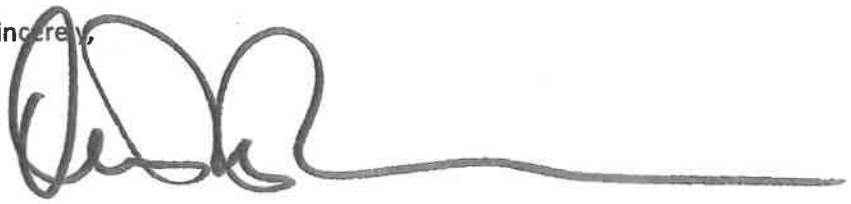
February 3 2016

Dear Ms. Tsang,

Per our discussion yesterday included here are the latest drawings for 2650 Hyde. Also per that discussion I am available to meet with you at our office on Tuesday February 9 at 3:30 PM to discuss the drawings. Unless I hear otherwise from you I will expect to see you then.

Thank you.

Sincerely,



Dean M. Martelli
Walker and Moody Architects

~~FEB 3~~ 3:00

* TUES OR WED 9/10 TBD

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

February 2, 2016 (Tuesday)
HAND DELIVERY

Dear Mr. Martelli, AIA:

Re: Permit application #201507080940 2650-52 Hyde Street

Planner Anne Brask suggested to set up a meeting with you to answer my questions on your plans and scopes of work.

Please let me know the time and day for a meeting. I am not available Friday and next Monday.

Sincerely yours,

Ellen Tsang
769 North Point Street
San Francisco, CA 94109

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

August 24, 2015
HAND DELIVERY

Dear Mr. Martelli, AIA:

You are mistaken by falsely accusing me that I refused to accept your registered letters. You mailed me **two** registered letters and I signed both and responded each and every of your registered letters.

You and I did not have the first and the only meeting that lasted for one hour. I had no idea if you had a meeting with other people for one hour or just sat there for one hour by yourself. You did not provide me with a set of plans during the only meeting. When I asked if I could have a set of plans, you then admitted according to plan code you should provide a set to me. I did not request what size of plans you should provide. Subsequently I picked up a set of plans and the size of plans were chosen by you not by me.

In your July 24 letter you offered to provide any size of your revision plans without mention any charge for the plans. When I informed you the size of plans at your request, you then negated your offer and attacked me by stating that you had no obligation to provide these plans and requested for the first time that unless I pay you $200 dollars you will not provide these plans. What a business practice by trying to extort money from me.

You continue refusing to respond to my questions:
#1: Will Greenwoods change the direction of their exterior stairs so that these stairs will not face our bathroom window and will give our tenants some privacy when Greenwood and his people walk down the stairs they won't have the opportunity to peek into our bathroom that they have been doing?
#2 you stated that the existing building height is 39'-11 7/8". If it is not correct please provide an accurate response.
#3 You continue refusing to respond question #3: The height between the side walk and the front property line.
#4 Obviously you negated your offer and would not provide the plans requested unless I meet your new extortion demand of $200.

Looking forward to your response at least to my questions #1 and #3 stated above.

Sincerely yours,

Ellen Tsang
Trustee of the Arza Trust
769 North Point Street
San Francisco, CA 94109

WALKER & MOODY ARCHITECTS

2666 HYDE STREET • SAN FRANCISCO CA 94109
415 885 0800 • FAX 415 885 1009

August 14 2015

Ellen Tsang
Trustee of Arza Trust
769 North Point Street
San Francisco, CA 94109

Dear Ms. Tsang,

I understand that you were at our offices this afternoon asking to pick-up drawings for the remodel at 2650 Hyde Street. You asked the receptionist for drawings, and she said there were none there, and you left.

There were no drawings there because you did not reply to our letter of August 10 stating that we would have the drawings for you provided you present a check for their cost ($200). That letter was hand delivered to your doorstep on the morning of August 11. There is no buzzer at the iron gate to your residence. You have not provided us with an email address. You have not provided us with a phone number. Neither a phone number, nor email for you comes from a google search. You appeared at our office this afternoon, and did not even bother to ask to speak to me.

I am noting here again what I stated in the letter of August 10: we are not required to provide you with such drawings. You have been provided a full size (24"x36") set of the preliminary drawings which we reviewed together at the Neighborhood meeting of May 21. (We were NOT required to provide *full* size copies of those drawings to you.) You have already received reduced (11x17) size copies of the drawings you came to pick up today. Full size copies of these same drawings are available to you, and the public in general, through the planning department, for a fee.

If you do communicate to us that you agree to the cost of $200, and agree to provide a check for said amount, made out to Walker and Moody Architects, we will make available to you a full size set of these plans. Please let us know that this is acceptable to you, and that you will have a check to present to us when you come to pick up the drawings, and will make drawings available.

Note this letter is being hand dropped at your doorstep on the afternoon of August 14, 2015.
A copy will be mailed to you via USPS. It will not be sent via certified mail as our previous three attempts to send correspondence to you via certified mail was either un-able to be delivered at all, or were un-able to be delivered on their first and most prompt delivery date.

Sincerely,

Dean M. Martelli
Walker and Moody Architects

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

August 14, 2015
HAND DELIVERY

Dear Mr. Martelli, AIA:

On August 10, 2015 I delivered my letter of August 10, 2015 to your office informing you that I would come to your office to pick up the new set of 24"x36" plans that you offered to provide (see your July 24, 2015 letter, first paragraph, line 4) and your responses to my questions on August 14, 2015 during the business hours.

Today August 14, 2015 about 2 p.m. I went to your office. Your receptionist told me that there was nothing for me.

Again my questions are:
1) Will Greenwoods change the direction of their exterior stairs so that these stairs will not face our bathroom window and will give our tenants some privacy when Greenwood and his people walk down the stairs they won't have the opportunity to peek into our bathroom that they have been doing?
2) What is the total existing high of the building?
3) The height between the sidewalk and the front property line?
and
4) Are you going to provide the new set of the plans that you offered to provide?

Looking forward to your responses.

Sincerely yours,

Ellen Tsang
Trustee of the Arza Trust
769 North Point Street
San Francisco, CA 94109

WALKER & MOODY ARCHITECTS

2666 HYDE STREET • SAN FRANCISCO CA 94109
415 885 0800 • FAX 415 885 1009

August 10 2015
VIA HAND

Ellen Tsang
Trustee of Arza Trust
769 North Point Street
San Francisco, CA 94109

Dear Ms. Tsang,

We received your letter of August 10. We can provide you full size prints of the plans that have been submitted to the Planning Department for Site Permit. Your charge for this will be one hour of my time at $150/hour, plus a $50 plotting fee, which is based on the least expensive means of plotting those drawings. Please let us know if you would like us to proceed; and confirm when you will be picking them up. Please allow enough time for plotting. Upon receipt of payment at time of pick–up, we will provide the drawings to you.

Please note, per information from the Planning Department, we are under NO obligation to provide you with such drawings. You have already received a reduced 11x17 sized set of these same drawings. It should also be noted that full size copies of thee plans can be obtained through the Planning Department, for a fee.

We already provided you with full size copies of the preliminary drawings that were on hand for review at the neighborhood meeting on May 21. I reviewed those drawings with you at that meeting for approximately one hour. We were also under NO obligation to provide full size copies of those drawings to you after that meeting. We did not charge you for the cost of plotting those drawings.

Per your request attached is a copy of the cover letter which you claim I did not sign, signed by me, that accompanied our reply to your letter of June 8. Please note this was mailed to you via certified mail on June 23. The USPS website indicated they were unable to deliver the letter; thus it was subsequently hand dropped at your address on July 6. It should be noted that you have made no effort to provide us with a phone number or email address.

Sincerely,

Dean M. Martelli
Walker and Moody Architects

Enclosure: Copy of letter mailed 6/23/2015 from Walker Moody Architects

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

August 10, 2015
HAND DELIVERY

Dear Mr. Martelli, AIA:

On August 8, 2015 I received your letter dated July 24, 2015.
You provided your first set of 24"x 36" plans. Now you provided a different but reduced size set of plans. Please provide me with a set of 24"x 36" plans that you have submitted to the city.

Please provide a copy of the letter that you claimed you signed.

I have repeatedly asked but you still refused to provide straight forward answers.
My questions are:
What is the total existing height of the building?
The high between the sidewall and the front property line.
Please note I ask you for answers to my questions not your opinions to my questions.

The exterior rear stairs facing our only bathroom are NOT accurately stated in your plans.

The exterior stairs were built without a permit and Greenwood was able to do that with the help of Jeremy Paul/permit expediter and other professionals and these exterior stairs are in violation of our privacy.
Will Greenwoods change the direction of these exteriors stairs so that these stairs will not face our bathroom window and will give our tenants some privacy when Greenwood and his people walk down the stairs they won't have the opportunity to peek into our bathroom that they have been doing?

You stated that you are not responsible for other licensed professional's work and/or conducts. When you sign your name on the new set of plans you are required by code to show the accurate existing dimensions and condition of the existing and new proposed constructions.

I will come to your office to pick up the new set of 24"x36" plans and your response on August 14, 2015 during the business hours.

Sincerely yours,

Ellen Tsang
Trustee of the Arza Trust
769 North Point Street
San Francisco, CA 94109

WALKER & MOODY ARCHITECTS
2666 HYDE STREET • SAN FRANCISCO CA 94109
415 885 0800 • FAX 415 885 1009

Ellen Tsang
Trustee of Arza Trust
769 North Point Street
San Francisco, CA 94109

August 7 2015

Dear Ms. Tsang,

Please find enclosed here a copy of our response to your letter of July 17. This response was originally mailed to you on July 24, 2015 via Certified mail through the US Postal service. However per the on line record at the USPS website you have not received our reply so I am providing this to you via a "hand-drop" at your address.

Please review the enclosed and get back to us at your earliest opportunity.

Sincerely,

Dean M. Martelli
Walker and Moody Architects

Enclosure: Copy of letter mailed from Walker Moody Architects; letter from Ellen Tsang; receipt of certified mail

7015 0640 0004 9235 0679

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SAN FRANCISCO CA 94109

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	N/A
☐ Adult Signature Restricted Delivery	N/A
Postage	$2.52
Total Postage and Fees	$5.97

0022
17 Postmark Here

07/24/2015

Sent To ELLEN TSANG
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Issue Postage: $5.97

Total: $5.97

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Cash $6.00
Change Due: -$0.03

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MOODY ARCHITECTS

ET • SAN FRANCISCO CA 94109
0800 • FAX 415 885 1009

July 24 2015

drawings we provided to you after the neighborhood pre app meeting. As you in person to clarify any misunderstandings. Included is an 11x17 ite Permit, which shows the adjusted layout for the existing rear stairs as full size, please let us know.

esponse from Walker and Moody Architects.

unable to attend the Neighborhood pre app meeting, and that he would he Mr. James you mention or not. I don't know who Mr. James is. Walker es regarding this project. If he has any concerns, please provide us with m directly.

rd.

ing, as measured at the front, is noted on sheet A3.1 in the set you have. is remodel. It is consistent with the previous permit, and the previously

ht of the building are addressed in the section 3, "Specific Issues", under " in our previous letter. Note this is an up-sloping lot, so the sidewalk height limit beyond a point 10' back from the front property line. Our vertical addition is more than 22' behind the front property line.

Again we feel meeting in person is the most efficient way to clarify these issues. Please let us now when you are able to meet with us.

Sincerely,

Dean M. Martelli
Walker and Moody Architects

Cc:
Craig Greenwood
Sandy Walker, Walker and Moody Architects

Enclosure: Updated plans for remodel, submitted to SF Planning for Site Permit.

YOUR OP
Cust

WALKER & MOODY ARCHITECTS
2666 HYDE STREET • SAN FRANCISCO CA 94109
415 885 0800 • FAX 415 885 1009

July 24 2015

Ellen Tsang
Trustee of Arza Trust
769 North Point Street
San Francisco, CA 94109

Dear Ms. Tsang,

We're sorry you seem to be confused by the drawings we provided to you after the neighborhood pre app meeting. As we've said before, we welcome meeting with you in person to clarify any misunderstandings. Included is an 11x17 reduced set of what we have submitted for Site Permit, which shows the adjusted layout for the existing rear stairs as requested. If you would like certain sheets at full size, please let us know.

I signed the cover letter that came with the response from Walker and Moody Architects.

Craig had said there was a neighbor that was unable to attend the Neighborhood pre app meeting, and that he would follow up with him. I don't know if that was the Mr. James you mention or not. I don't know who Mr. James is. Walker and Moody has had no contact with a Mr. James regarding this project. If he has any concerns, please provide us with his contact information and we will contact him directly.

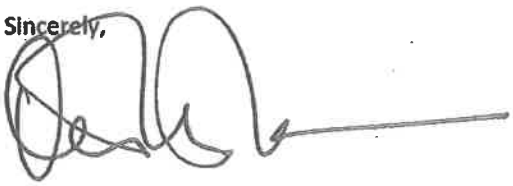
We have no issue with the shed in your rear yard.

Your questions:

1) Height. The existing height of the building, as measured at the front, is noted on sheet A3.1 in the set you have. It is 39'-11 7/8" and is unchanged by this remodel. It is consistent with the previous permit, and the previously prepared architectural drawings.
2) and 3) These questions about the height of the building are addressed in the section 3, "Specific Issues", under the fourth bullet point, "height" in our previous letter. Note this is an up-sloping lot, so the sidewalk elevation has no bearing on the height limit beyond a point 10' back from the front property line. Our vertical addition is more than 22' behind the front property line.

Again we feel meeting in person is the most efficient way to clarify these issues. Please let us now when you are able to meet with us.

Sincerely,



Dean M. Martelli
Walker and Moody Architects

Cc:
Craig Greenwood
Sandy Walker, Walker and Moody Architects

Enclosure: Updated plans for remodel, submitted to SF Planning for Site Permit.

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

July 17, 2015
Hand Delivery

Dear Mr. Martelli, AIA:

I received an unsigned letter assuming from you. Next time, please sign your letter. When the letter is unsigned, someone is trying to mislead me attempting to avoid paying the consequence for his conduct. Please have the author sign the letter addressed to me. I cannot respond a letter without knowing the person's identity.

My letter was addressed to you. I assume you are the architect who responded to my letter. If not please provide the identity of that person/architect. Your letter is full of misstatements. Mr. Greenwood's rear stairs were constructed without permit not 35 years ago. Its existence is the help and assistance of Mr. Jeremy Paul who claimed that he had connection with certain city officials to get fraudulent permit application and plans approved and he was very successful with Mr. Greenwood's projects.

These exterior rear stairs facing our only bathroom window are invading our privacy. I can prove that. I ask again to make correction so that our rights for privacy can and should be protected. These exterior rear stairs in their current condition are to fulfill Mr. Greenwood's own purpose.

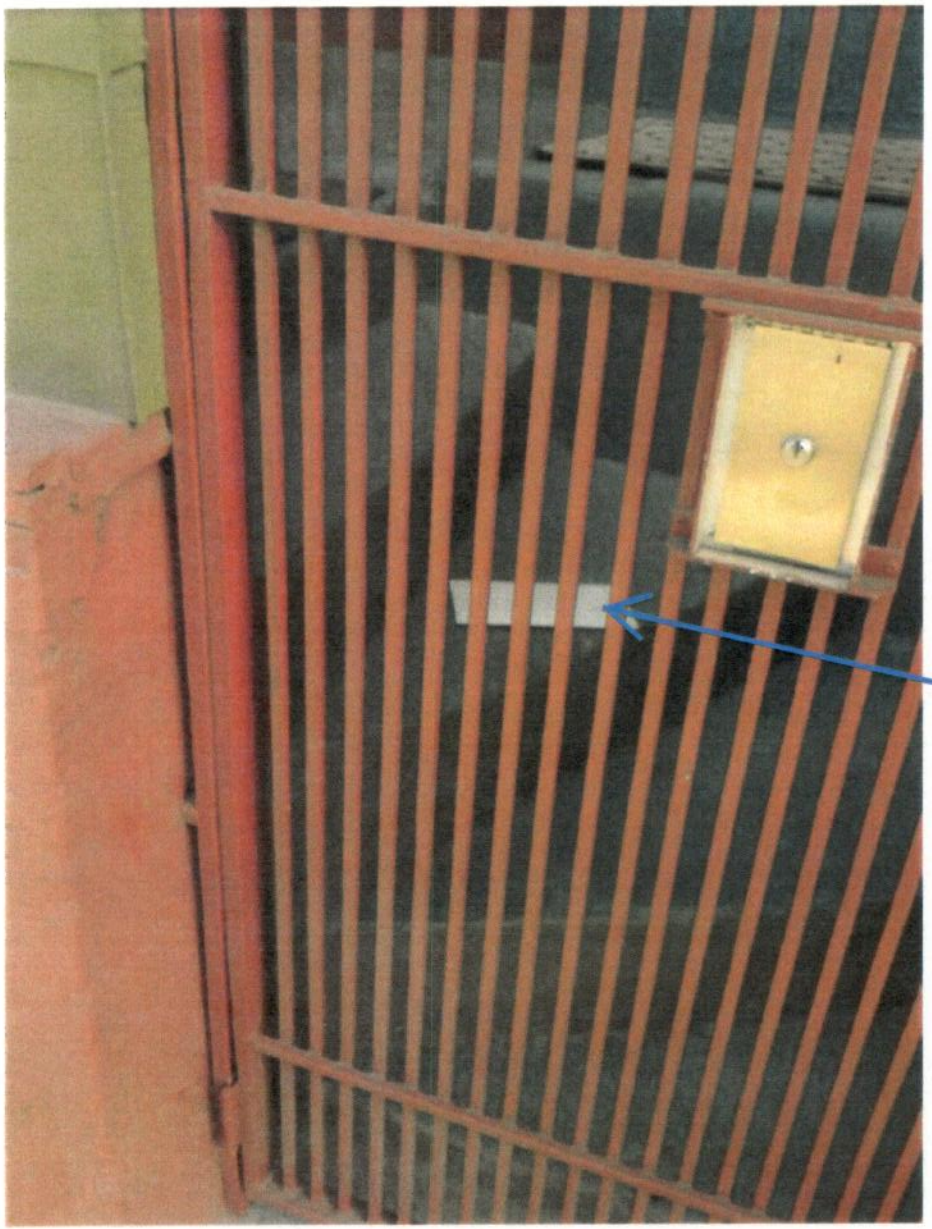
Our shed has been inspected by two building inspectors and our shed is not in violation of any code. You are mistaken about our shed.

I again ask you to answer my questions:
1) What are the measurements of the existing height of the building?
2) Why some of your plans state that after Greenwoods new constructions, the building will be taller than the existing height?
3) Why your plans did not state the height between the sidewalk and the front property line?

You told me that you knew Mr. James was not able to attend and Mr. Greenwood would meet with him. Now you changed your statement that he could not attend is completely unfounded. I know why you did not sign your letter.
Please provide me with one set of your new plans which should reflect the changes and my request.
If you refuse to respond to my specific questions, concerns and change requested stated above , we all have the rights for the permit and appeal process.

Sincerely yours,

Ellen Tsang
Trustee of the Arza Trust
769 North Point Street, San Francisco, CA 94109



LETTER DROP 20150706 (SAME PACKAGE AS THAT IN 6/22 CERT MAIL)

ODY ARCHITECTS
SAN FRANCISCO CA 94109
• FAX 415 885 1009

June 22 2015

ıe 8, as well as a copy of your letter, annotated to highlight

We look forward to meeting with you in person as soon as possible to resolve these issues. Please contact us with any questions you may have.

Sincerely,

Dean M. Martelli
Walker and Moody Architects

Cc:
Craig Greenwood
Sandy Walker, Walker and Moody Architects

Enclosure: Response, dated June 19 2015, from Walker & Moody Architects to letter from Ellen Tsang; letter from Ellen Tsang to Walker and Moody Architects, dated June 8 2015;

WALKER & MOODY ARCHITECTS

2666 HYDE STREET • SAN FRANCISCO CA 94109
415 885 0800 • FAX 415 885 1009

June 22 2015

Ellen Tsang
Trustee of Arza Trust
769 North Point Street
San Francisco, CA 94109

Dear Ms. Tsang,
Please find included here our reply to your letter of June 8, as well as a copy of your letter, annotated to highlight specific points and correlate our reply to your letter.

We look forward to meeting with you in person as soon as possible to resolve these issues. Please contact us with any questions you may have.

Sincerely,

Dean M. Martelli
Walker and Moody Architects

Cc:
Craig Greenwood
Sandy Walker, Walker and Moody Architects

Enclosure: Response, dated June 19 2015; from Walker & Moody Architects to letter from Ellen Tsang; letter from Ellen Tsang to Walker and Moody Architects, dated June 8 2015;

WALKER & MOODY ARCHITECTS

2666 HYDE STREET • SAN FRANCISCO CA 94109
415 885 0800 • FAX 415 885 1009

2650 Hyde Street

June 19 2015

Response to letter from Ellen Tsang of June 8 2015

(Note: parenthetical letters are noted on attached copy of letter from Ms. Tsang; numbers refer to annotated portions of her letter to which these comments respond)

1. **PERMITTING (P)**
   - Sequential, or serial, permitting is a common practice for construction projects in San Francisco. It is allowable and legal. (1)
   - We have been following the standard protocols of the Planning and Building Department for project applications, and will continue to do so. As noted in the previous response to your initial letter, we have had *preliminary* reviews with a couple city planners and their initial opinion based on the plans and drawings at the time was that the city would support the project. We *never* said that the plans had already been approved. (13, 19)

2. **ACCURACY OF PLANS (A)**
   - We have no intention of being mis-leading with our plans. We have no real knowledge of the submittal process for work on prior project(s) at the property. Walker and Moody was not the architect for that work. We have received copies of the most recent permit set and have made field measurements and corrected the plans we've received from our clients where we have found them to be inaccurate in areas relevant to the scope of work associated with our permit. (5, 8, 12, 18)

3. **SPECIFIC ISSUES:**
   - **REAR STAIR (RS)**
     - To the observer the existing stair would seem under sized but this stair is not a required egress stair, and is not part of the scope of work of this project. Thus it need not comply with current code requirements. (2, 3, 4)
     - We maintain that the rear stairs in this configuration and location have existed for at least 35 years and have spoken to several people who will attest to that. Your claim that that there were no stairs at all in 1990 strikes everyone we have spoken with as mistaken. Walker and Moody Architects have been in their current building—which abuts both your property and the Greenwoods--since approximately 1975, and both Sandy Walker and Bruce Moody have no recollection of these stairs ever NOT having been there. (6, 7)

   - **BATHROOM WINDOW (BW)**
     - First, we and the Greenwoods have no objection to your bathroom window.
     - Like our stair, your window is a pre-existing condition. However, regardless of the *precise* location of the property line your window is within 3' of it, and thus, per current code, would not be permitted to be an operable window, and must be fire rated or protected. (9)

   - **OLD MAP SHOWING REAR PASSAGE (OM)**
     - We did acknowledge use of the old block and lot map in our previous letter. (10)
     - We were not intending to deceive any one by using that map. The map we used described existing conditions and was used strictly for the purpose of the DBI Pre App meeting. Our upcoming site permit submittal set will include the most recent block and lot map from the city's website. It will be different than the one used for the DBI Pre App meeting. It is not uncommon for maps created at different times to show contradictory information. The point of the old map was to show that passage as being noted on an official city document. (10)

- **HEIGHT LIMIT (H)**
  - We are not exceeding the height limit; we are not requesting a variance (note the city of San Francisco does not grant variances for building height).
  - Per common practice and Planning Department Guidelines we are not altering the front of the building in order to maintain its architectural integrity
  - Our addition is more than 16' behind the front of the building which is in compliance with the direction we received from the planning department that such additions should be at least 15' back from the front of the building for them to support a project
  - Building height as per the Planning department is measured from a specific datum line. On an up-sloping lot like the Greenwood's, that datum rises as it goes towards the back of the property, thus the absolute height of a building towards the rear can be higher than the absolute height of the building towards the front, and still comply with the height limits as measured from the ascending datum line.
    (14, 15, 16, 17)

- **REAR BUILDINGS (RB)**
  - First, we have no objection to any structures in your backyard, nor at 767 North Point.
  - Not showing those structures was an innocent omission. The term "building" was used loosely. We did not make a close examination of what is in the rear yards of your property or your neighbors. As mentioned before, it does not seem particularly relevant to the Greenwood's remodel project. But per your description of what is in your backyard, you are correct calling it a "structure" or "shed" is more accurate. Please note that per the DBIs website, the matter of a permit to remove a "storage shed" at the rear of your property is listed as "disapproved, and then "cancelled", as of the most recent entry (2005). (11)

4. **RESPONSE AND MEETING (RM)**
   - Note we are responding not only as architects representing our client but also as neighbors as our building abuts both your property and the Greenwoods. We are interested in being neighborly and answering any legitimate concerns you may have.
   - We welcome an opportunity to meet with you directly. We are currently proceeding with submittal for site permit.
   - We do not know who this neighbor is but if he has any concerns he is welcome to attend this meeting. He is also free to contact our office directly (I'm not aware that he was on the prescribed Pre App mailing list). We don't know who this person is, thus your assertion that the Neighborhood Pre App meeting was scheduled to insure that he would not attend is completely unfounded.
     (20, 21)

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

June 8, 2015
HAND DELIVERY

Dear Mr. Martelli, AIA:

You stated that Craig Greenwoods' new construction is "proposed remodel project". The fact is this is a major construction and conversion. They have broken down the major construction to several smaller separate permits. P 1

1. You stated in your letter: "The existing rear stairs as shown on our drawings are relatively accurate. The 3' width referred to is accurate to within a few inches"

2 What are a few inches mean to you? You mean 7", 8" or 10 inches? Please site the code which permits an exit passage way, egress can be 7", or 8" or 10" inches narrower than the 3 feet.

You stated: "These existing rear yard stairs have no real bearing on and are separate from the current proposal." If this is the case why even draw them in. They do have bearing because whenever you do any alterations the code requires you to maintain proper ingress and egress path ways. The code requires 3' width, it does not allow less than 3 feet or less than "a few inches" as you stated in your plans. On your sheet AO.2 you have drawn in big bold dotted lines and bold arrows a means of 3' wide egress passage way to street behind rear property line. A RS 3

4 You did not address the inaccurate landings and railings issues that I raised.

You stated: "...drawings were developed off of drawings prepared by another architect.." It is known history that Greenwoods have hired and paid for professionals who were willing and submitted inaccurate and/or fraudulent plans repeatedly. A 5

You stated: "...several discussions with people who have knowledge of the history of the building at 2650 Hyde Street, it seems evident that those stairs were built at the very least 35 years ago or more, so they were in place long before the Greenwoods purchased the property." Please provide the names of people and what evidence they have produced to you to support their conclusions. RS 6

I have proof that these exterior rear stairs facing our bathroom window were NOT built 35 years or more ago. In 1990 there were no such exterior stairs at all. Not until about 10 years later the exterior stairs were constructed without a required permit and plans. The Greenwoods have full knowledge that they tore down these illegal stairs and built new stairs a couple times to its current conditions to face our bathroom window for their purpose. RS 7

This is similar to the Greenwoods one set of plans which showed the existing Street Tree location to be 4 foot south of the actual exiting Street Tree and another set of Greenwoods plans showed the existing Street Tree location to be 4 foot north of the actual existing Street Tree and both were (VIF) Verified In the Field. I have evidence to prove that. This is also similar to Greenwoods other plans which stated they had an existing garage when they knew the areas were unexcavated. But they hired their professionals who were willingly and intentionally submitted fraudulent plains claiming that they already had an existing garage to the city and got them approved. These are only a couple of examples. A 8

You claimed our bathroom window "perhaps legal when installed, is illegal with respond to current building codes". First do you have proof that it is located on the property line or you simply make it up? Our bathroom window was constructed with permit and plans and we have not tore/removed it nor constructed a new window. BW 9

Our window's situation is NO comparison to what the Greenwoods did to their exterior stairs facing our bathroom window.

June 8, 2015
HAND DELIVERY

OM

2. You refused to acknowledge that you used very old block and lot map.
10 Do you intend to use this very old block and lot map in your plans and not to use the current one? Obviously you knew your plans are inaccurate by using the very old block and lot map.

3. I will point out more inaccuracies in the plans after I have chance to consult with professionals and governmental agency(s) and obtain your answers to my questions.

4. Will confirm with professional and governmental officials.

RB

5. You stated: "It does not seem relevant…" Everything is relevant that is why the Code requires you must drawn accurate plans. If you are required to use 767 North Point in your plan, obviously it has a cottage which has been used as a living quarters should be shown in the plans.
11 However, 769 North Point does not "have a building behind our property" as you claimed. We have a metal storage shed which was inspected by DBI Deputy Director Lowrey and Mr. Lowrey signed: "storage shed is 100 sq ft or less. No permit required for storage shed 100 sf or less."

A

6. You know or should have known the history that the Greenwoods have hired licensed
12 professional to submit repeatedly and willfully the inaccurate and/or fraudulent plants to fulfill their intended purposes. Your plans are inaccurate and intentional. You even admitted that you simply copied other architect's plans. I have justification to state that the plans that you provided to me are intentional and misleading plans.

P

7. You did say to me that two city planners already approved your misleading plans. If you feel
13 better to change your statements to that the city planners would support the project with plans drawn by you, you can maintain that new position. However, your original statement stays the same. The city planners are city employees, public servants and they are not working for you only. If you don't have anything to hide, you should know that I have right to know their names.

H

You did also repeatedly tell me that the new construction is not exceeding the height
14 limit so you/Greenwoods are not seeking variance. Do you also want to change this statement that you made to me?

Questions:

15 What is the existing height of the building?

16 Is it your believe that your plans are in compliance with all the codes even though some of your plans state that after Greenwoods new constructions, the building will be taller than the existing height?

17 Please give the reasons why your plans did not state the height between the sidewalk and the front property line.

all H

June 8, 2015
HAND DELIVERY

Some of the applicable laws to licensed AIA as follows:
Sec. 160(b) Willful Misconduct: (1)

In designing a project, an architect shall have knowledge of all applicable building laws, codes, and regulations. An architect may obtain the advice of other professionals (e.g., attorneys, engineers, and other qualified persons) as to the intent and meaning of such laws, codes, and regulations and shall not knowingly design a project in violation of such laws, codes and regulations.

A 18 You also must know that the San Francisco planning code requires *"Plans must reflect true conditions at the site and accurately describe the proposed project."*

P 19 I met a city planner and handed him your plans in Planning Dept. He reviewed them, looked at the computer and said too many lies in the plans. How this planner has such different view from your two planner who already approved your plans or as you now claimed these two planners did not approve your plans but support the new construction based on your plans. This is another reason I need their names.

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RM I know another neighbor James who has interest to know what the Craig Greenwoods intend to construct. He may also want to attend the meeting. You knew that he was in L.A and could not attend the first meeting. 21

Looking forward to you written reply.

Sincerely yours,

Ellen Tsang
Trustee of Arza Trust
769 North Point Street
San Francisco, CA 94109

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

June 8, 2015
HAND DELIVERY

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You did not address the inaccurate landings and railings issues that I raised.

You stated: "...drawings were developed off of drawings prepared by another architect.." It is known history that Greenwoods have hired and paid for professionals who were willing and submitted inaccurate and/or fraudulent plans repeatedly.

You stated: "...several discussions with people who have knowledge of the history of the building at 2650 Hyde Street, it seems evident that those stairs were built at the very least 35 years ago or more, so they were in place long before the Greenwoods purchased the property." Please provide the names of people and what evidence they have produced to you to support their conclusions.

I have proof that these exterior rear stairs facing our bathroom window were NOT built 35 years or more ago. In 1990 there were no such exterior stairs at all. Not until about 10 years later the exterior stairs were constructed without a required permit and plans. The Greenwoods have full knowledge that they tore down these illegal stairs and built new stairs a couple times to its current conditions to face our bathroom window for their purpose.

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You claimed our bathroom window "perhaps legal when installed, is illegal with respond to current building codes". First do you have proof that it is located on the property line or you simply make it up? Our bathroom window was constructed with permit and plans and we have not tore/removed it nor constructed a new window.

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June 8, 2015
HAND DELIVERY

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The city planners are city employees, public servants and they are not working for you only. If you don't have anything to hide, you should know that I have right to know their names.

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Questions:

What is the existing height of the building?

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June 8, 2015
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Looking forward to you written reply.

Sincerely yours,

Ellen Tsang
Trustee of Arza Trust
769 North Point Street
San Francisco, CA 94109

W A L K E R & M O O D Y A. I. A.
2666 HYDE STREET • SAN FRANCISCO CA 94109 • 415 885 0800 • FAX 415 885 1009

May 28 2015

Ellen Tsang
Trustee of Arza Trust
769 North Point Street
San Francisco, CA 94109

Dear Ms. Tsang,
Our office received your letter on May 26th regarding the proposed remodel project at 2650 Hyde Street, which you and I reviewed in person on May 21st at the Neighborhood Pre App meeting, held as stipulated by the San Francisco Planning Department.

We look forward to resolving any issues. We request to meet with you in person to discuss them, as it seems the best way to resolve any specific concerns. Please let us know at your earliest convenience when you would be able to meet to review the project. Below are our responses to the specific questions in your letter (included herein):

1. The existing rear yard stairs as shown on our drawings are relatively accurate. The 3' width referred to is accurate to within a few inches. While these existing rear yard stairs have no real bearing on and are separate from the current design proposal, we have begun to double check the field conditions versus our plans as drawn. Note these drawings were developed off of drawings prepared by another architect who had previously done work on this property. We will compare the drawings with actual field conditions at the rear of the property and make any corrections that seem relevant to this proposal.
   Please specify what you believe is not accurate in our depiction of the exterior stairs.
   From several discussions with people who have knowledge of the history of the building at 2650 Hyde Street, it seems evident that those stairs were built at the very least 35 years ago or more, so they were in place long before the Greenwoods purchased the property. Thus it would seem that no one really knows why they were built the way they were.
   Additionally it should be noted that your operable bathroom window, located on the property line, while perhaps legal when installed, is illegal with respect to current building codes. This is quite similar to the situation with the Greenwood's rear yard stair at 2650 Hyde. As anyone with any experience in building in the city knows, such existing non-conformities exist all over the city.
2. That map was used as part of our submittal for a Pre Application meeting w DBI, to review exiting, among other items. It shows a depiction on an official city document of the 3' wide passage between the Hyde Street properties and your property, which allows for a second means of egress from the building, as well as access for trash pick-up.
3. Please let us know specifically what you believe to be inaccuracies in the plans.
4. As a part of the Pre Application meeting with DBI it was confirmed that the building is a three story building over a basement. It is not classified as a four story building. The structural engineer for this remodel will be Santos and Urrutia, of San Francisco. They were the engineers for the recent garage remodel, and are one of the top engineering firms in the city. They will ensure that the building is designed to be in compliance with all applicable codes.
5. This was simply an innocent omission. It does not seem relevant to the design project under consideration. We can show the cottage but only by way of an estimation of its size.
   There is also a building behind your property, which we also did not show. We can show that as well, with its size estimated, or measured if you will grant us access to measure it.
6. Any bona fide inaccuracies will be corrected. Apart from whether or not there are in fact any inaccuracies on the plans, it is quite outrageous that you claim they have been done intentionally. You have no justification to claim that these plans have been "intentionally" drawn to be "misleading".

7. I said no such thing. I said that we have had *preliminary* reviews with a couple city planners and their initial opinion based on the plans and drawings I showed them at the time was that the city would support the project. I see no reason why I need to tell you who they were.

Also, note that concurrently with this review with you, we will be proceeding with Site Permit submittal. The Site Permit process is quite lengthy and submitting ASAP makes for the promptest processing of the project, and resolution of any issues that you may have. Any revisions that may need to be made to the project after Site permit submittal can be submitted and incorporated into the original Permit Submittal.

Estimations we've received from the Planning Department indicate that it may be 2 to 3 months after initial submittal before the project is officially reviewed by Planning. Thus an early Site permit submittal leads to the quickest processing of the project and to the resolution of your concerns about the project.

We look forward to meeting with you in person as soon as possible to resolve these issues.

Sincerely,

Dean M. Martelli
Walker and Moody Architects

Cc:
Craig Greenwood
Sandy Walker, Walker and Moody Architects

Enclosure: letter from Ellen Tsang to Walker and Moody Architects, dated May 26 2015

HAND DELIVERY
May 26, 2015
(May 25, 2015 was a holiday)

Mr. Dean Martelli, AIA
Walker & Moody, AIA
2666 Hyde Street
San Francisco, CA 94109

Dear Mr. Martelli, AIA:

I have not have a chance to have professional(s) review the plans that you finally released to me at my request nor have an opportunity to have contacted the city official for what the Craig Greenwoods/owner of 2650-52 Hyde Street are intending to construct.

After I obtain professional advice I may have more questions.

Please respond to my questions ASAP as following:

1. The rear exterior stairs to the rear of the property directly facing our bathroom window do not reflect the true conditions. Your plans are misleading to the City, to the public and to us the adjacent neighbors.
For example, these stairs are not 3 feet wide but in your plans you intentionally drawn them as 3 feet wide, the Greenwoods and you know very well these stairs were built illegally and were built directly to our bathroom window intentionally; the landing and railings are also built illegally and your plans do not reflect their existing true conductions.

2. Why did you use the very old block and lot map and not use the current one?

3. There are more items in your plans do not reflect the true conditions at site.

4. Since the Greenwoods are converting this building to a four story building, are they going to earth quake retrofit the entire building and bring it up to code?

5. 767 North Point has a cottage in the rear yard why did you omit it in your plans.

6. Are you going to correct these intentional misleading plans in order to comply with the codes/laws?

7. You told me that the city planners already approved your misleading plans. Please release the names of these planners.

Sincerely yours,

Ellen Tsang
Trustee of Arza Trust
769 North Point Street
San Francisco, CA 94109

EXHIBIT L

Attachment A

From: Aquatic Park Neighbors [mailto:tanyayurovsky@yahoo.com]
Sent: Saturday, November 26, 2016 11:55 AM
To: andrew.perry@sfgov.org
Cc: John Kevlin <jkevlin@reubenlaw.com>
Subject: Case No. 2015-009511VAR - 2650 HYDE STREET - letter of support

Dear Mr. Perry,

This letter is on behalf of Aquatic Park Neighbors (APN), a neighborhood association of over 350 members, founded over 10 years ago to protect and preserve the historic character of our neighborhood. As we are very concerned about historic preservation and review every development and building alternations proposed in the neighborhood, the APN Board of directors has reviewed the above referenced application and found it consistent with the area. APN supports the project and the zoning variance request put before the Zoning Administrator.

If you have any questions about this letter, please email me or call at 925-518-9986 (mobile). Thank you for your time and attention to this matter.

Yours,

Tanya Yurovsky
President
Aquatic Park Neighbors

Abdellah Cherkaoui
2638 Hyde Street, A
San Francisco, CA 94109

Date April 5, 2017

San Francisco Planning Commission
Commission Chambers, Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

Re: Letter of Support - 2650 Hyde Street Project

Dear Planning Commissioners:

My name is Abdellah Cherkaoui. I live at 2638 #A Hyde Street where I have resided for the past 9 years. I am writing to you to lend my support for the proposed remodel project and variance request for 2650 Hyde Street.

The Greenwoods are great neighbors and have done a lot for our neighborhood. I especially appreciate the fact that Craig Greenwood is on the board of the Francisco Park Conservancy and is working very hard to build a new park in our neighborhood.

I hope you will approve their project.

Respectfully,

Abdellah Cherkaoui

Marla McGowan
2646 Hyde Street
San Francisco, CA 94109

April 25, 2017

San Francisco Planning Commission
City Hall Commission Chambers, Room #40 One Dr.
Carlton B. Goodlett Place
San Francisco, CA 94102

Subject: Proposed Project @ 2650 & 2652 Hyde Street

Commissioners,

I'm writing you in support of the proposed work for the property at 2650 Hyde Street. The applicants, Marina and Craig Greenwood whose property is adjacent to mine, are not only considerate neighbors but a caring family in our community and city.

The Greenwoods could have moved elsewhere as so many families now do, as it isn't easy to raise children in San Francisco these days. Moreover their property improvements will enhance our street and city and reinforce their decision to stay and support San Francisco.

Approve this family's proposal that has followed all the city's protocols and requirements for completion of their home.

Sincerely,
Marla McGowan

WALKER & MOODY ARCHITECTS

2666 HYDE STREET • SAN FRANCISCO CA 94109

415 885 0800 • FAX 415 885 1009

John C. "Sandy" Walker
Principal
Walker and Moody Architects
2666 Hyde Street
San Francisco, California 94109

RE: Project at 2650-52 Hyde Street

Dear Planning Commissioners,

As adjacent property owner and longtime neighbor as well as architect of record for the proposed project at 2650-52 Hyde Street I wish to express my complete support for this work.

Our intent with the design is to provide a sensitive addition to the neighborhood while also being sensitive to the needs of our neighbors the Greenwood family.

Throughout the project, we have responded to the DR requestor at 769 North Point, beginning with a one hour one-on-one discussion at the neighborhood review meeting in May of 2015, continued follow-up correspondence, and a subsequent meeting at our office. As the adjacent property owner, I have no issues with the proposal and find it to be a positive addition to the neighborhood, where my office has resided for decades.

Additionally, two issues on this project have been raised which I would like to address.

First, the ownership of the walkway at the east end of the Hyde st properties, which seems to be an "easement" for the convenience of the adjacent owners and is over the east end of the Hyde St properties. This easement in no way should be considered other than part of the rear yard required for the Hyde St properties and has functioned as such for over 100 years.

Second: there are concerns about existing, non-conforming property line windows opening on to this "easement", which seem to be the primary source of the Planning Department and the DR requestor's concern regarding privacy and views. While we do not necessarily object to the placement of windows along the property line, any such window should be in compliance with all building and fire codes and even more important, allowing such a window should never constitute the granting of a view easement from this window and therefore any such window should be of translucent and not transparent material, and should have no or minimal impact on the development on neighboring properties.

John C. Walker
Principal, Walker and Moody Architects

Philip Fernandez
2646 Hyde Street
San Francisco, CA 94109

April 20, 2017

San Francisco Planning Commission
City Hall, Commission Chambers, Room #40
One Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Subject: Proposed Project @ 2650 & 2652 Hyde Street; 94109
Case#2015-009511VAR/DRP

Commissioners,
I'm writing you in support of the remodel and variance for the property at 2650 Hyde Street. The applicants, Marina and Craig Greenwood, are not only my adjoining neighbors but citizens who contribute to our neighborhood and our city by volunteering in city conservancy, the neighborhood association and public-school parent boards.

I feel that you'll agree that we want to keep productive young families like the Greenwood's in San Francisco. Their property improvements are just part of what they contribute to our neighborhood and city institutions.

Support the Greenwood's proposal that has followed all the city's protocols and requirements for completion of their home. I most heartedly endorse their petition petition.

Sincerely,

Philip Fernandez

HJ 2/7/18

FILE

APPEAL # 17-187

SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review
Full Analysis
HEARING DATE APRIL 27, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	April 20, 2017
Case No.:	**2015-009511VAR/DRP**
Project Address:	**2650 HYDE STREET**
Permit Application:	2015.07.08.0940
Zoning:	RH-3 (Residential House, Three-Family) 40-X Height and Bulk District Waterfront Special Use District No. 2
Block/Lot:	0027/019
Project Sponsor:	John Kevlin Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94104
Staff Contact:	Andrew Perry – (415) 575-9017 andrew.perry@sfgov.org
Recommendation:	**Take DR and Approve with Modifications**

BOARD OF APPEALS
DEC 11 2017
APPEAL # 17-187

PROJECT DESCRIPTION

The project proposes the removal of the existing gable roof at the rear of the building, starting at a point 26'-4" back from the front building wall, in order to construct a new flat roof with roof deck above. The deck would be accessed by an external stair along the side property line. The alteration of the roof form allows for the addition of approximately 141 square feet at the third floor level. Additionally, the project consists of the removal of a portion of the existing gable roof along the north side to create a deck at the third floor, the addition of a shed dormer along the southern side of the existing gable roof, the replacement of a railing at the rear third floor deck, and interior remodel.

The subject property has a baseline rear yard requirement of 45% of the lot depth, equivalent to 38', which can be reduced based on the configuration of the buildings on the adjacent lots. As such, the subject property is required to maintain a rear yard of approximately 21'-1.5", or 25% of the lot depth, with the last 10 feet of the building envelope gained through rear yard averaging limited to 30 feet in height. As constructed, the existing building is legal, noncomplying with respect to the rear yard requirement; the structure both encroaches beyond the required rear yard setback, and the existing gable roof at the third floor exceeds the height limit of 30' by approximately 26", as measured at the midpoint of the gable. By altering the roof from a gable to a flat roof, and increasing the height of the noncomplying structure in the area limited to 30' in height, the project therefore requires a variance from the rear yard requirement. Of the 10' depth with a reduced height requirement of 30', the proposed noncomplying roof only encroaches into this area for the first 2'-6".

SITE DESCRIPTION AND PRESENT USE

The project site is located on Lot 019 in Assessor's Block 0027, on the eastern side of Hyde Street and one lot south of the intersection with North Point Street. The subject property is upsloping, and is also characterized by a lateral slope upward moving south along Hyde Street. On the Assessor's Block Map, the lot is shown to have a width of 22 feet and depth of 87.5 feet, with 1,925 square feet of lot area. However, there is a 3-foot wide easement at the rear of the subject property, which spans across Lots 17 – 20. Although evidence available to Department staff would indicate that this easement has been created from land on the parcels fronting along Hyde Street, there is dispute over the ownership of the easement. It is worth noting here that the project's required rear yard has been calculated based on the depth of the lot at 84.5 feet, excluding the easement. However, if the rear yard requirement was calculated based on a depth of 87.5 feet, although the required rear yard would correspondingly increase in size, the location of the rear yard would also shift rearward, and the degree of noncompliance of the existing structure would be lessened; specifically, only 3.5" of the building depth would encroach into the area that is limited to 30 feet in height, and thus trigger a variance.

The subject property is developed with a three-story over garage, two-family residential building constructed circa 1902. The structure has been identified as an historic resource, appearing in the Here Today book, and identified through a Department survey as part of a row of 5 similar structures with strong character-defining features. The building's full massing of three stories over garage can be seen for the first 49'-7" of building depth; to the rear of this main portion of the structure, the building also contains a two-story popout with deck above, and also includes decks at the second floor and ground floor levels. The existing structure is noncomplying with respect to the rear yard requirement; the two-story popout at the rear encroaches beyond the required rear yard setback, and the existing gable roof at the rear exceeds a height of 30', as previously described in this report.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within an RH-3 (Residential House, Three-Family) District on the northern end of the Russian Hill neighborhood. On the immediate subject block, and in the blocks to the south, residential uses are predominant with a mix of specific zoning districts. Most of the residential areas in the vicinity support a moderate density, permitting multiple dwelling units on a single lot; there is a small one-block area of low-density, single-family residential properties located between the Russian Hill Open Space and the San Francisco Art Institute.

To the north and east of the subject property, there are predominantly commercial uses throughout an area zoned C-2, and part of the northern waterfront and Fisherman's Wharf area. The northern end of Columbus Avenue lies approximately one block to the east, and as it extends to the southeast, the zoning changes from C-2 to the North Beach NCD. Lastly, to the northwest and west lies property zoned for public use – Aquatic Park and Fort Mason – as well as additional commercial area in the way of Ghirardelli Square.

On the subject block and in the immediate vicinity, most buildings are characterized by a height of three- and four-story structures. As mentioned earlier in the report, the subject building is part of a row of five structures with similar massing and character-defining features. Several of these buildings have had some level of roof alteration similar to the proposed project, through either the addition of dormers and/or the

alteration of the gable roof form to a flat roof or other modified form. Additionally, the building immediately adjacent to the south has similarly altered its roof through the removal of a portion of the gable, in order to create a deck at the third floor.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 30, 2016 – October 30, 2016	None		
311 Notice	30 days	November 14, 2016 – December 14, 2016	December 13, 2016	April 27, 2017	135 days

Note: A second 311 Notice was required to be mailed to Lots 020 and 022 on the subject block, as the prior notice did not include the occupants of these lots on the original mailing, and was only sent to the property owners. The DR requestor resides at Lot 022, and was therefore permitted to file a Discretionary Review application during the extended notification period.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice – DR	10 days	April 17, 2017	April 5, 2017	22 days
Mailed Notice – DR	10 days	April 17, 2017	April 17, 2017	10 days
Posted Notice – VAR	20 days	April 7, 2017	April 5, 2017	22 days
Mailed Notice – VAR	10 days	April 17, 2017	April 17, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	2	-
Other neighbors on the block or directly across the street	1	-	-
Neighborhood groups	1	-	-

The Department has received comments in opposition to the project from the DR requestor who lives adjacent to the subject property. More details around the DR requestor's specific concerns follow below. Additionally, the Department has received comments in opposition to the project from James Russel. Although Mr. Russel's place of residence has not been provided to the Department, staff believes that he also resides at the address of the DR requestor, and whose concerns and opposition to the project are similar to those of Ellen Tsang, the DR requestor.

In addition to those comments in opposition, the Department has received one letter in support of the project from the adjacent property to the north, one letter of support from a resident three parcels to the south on the same block, and one letter from the Aquatic Park Neighbors in support of the project and the granting of the variance. The Aquatic Park Neighbors is a neighborhood association of over 350 members who are generally concerned with historic preservation in the area. They have reviewed the project application and found it to be consistent with the area.

DR REQUESTOR

The DR requestor is Ellen Tsang, the representative of the property owner and occupant of the property located at 769 North Point Street, immediately adjacent to the east of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The concerns raised by DR requestor have been paraphrased and consolidated below; however the individual application is included for reference as an attachment to this report.

Issue #1: The DR requestor believes that the project sponsor has submitted fraudulent and inaccurate plans, particularly as it relates to the grade line as depicted on the plans, in order that the project may obtain additional height. The DR requestor notes that this is the latest example of an ongoing issue with the project sponsor and their hired associates preparing and submitting inaccurate plans, an issue that she has raised with the State Board for Professional Engineers.

Issue #2: The DR requestor believes that the project sponsor has erred in describing this building as a three-story building, and that it should be considered a four-story building, and as such, would be in excess of the permitted height limit. Related, the DR requestor believes that the project sponsor has physically manipulated and raised the natural grade in some areas of the rear yard on the subject property, in order to gain additional height for the project.

Issue #3: The DR requestor believes that a change from a gable roof to a flat roof with roof deck above will block light to the DR requestor's adjacent property to the east, which sits at a lower grade than the subject property. Additionally, the roof deck will impose on the privacy of the adjacent building, in that someone may be able to look down from the deck into their kitchen and bathroom windows.

Issue #4: The DR requestor states that the existing building already has three existing decks on the property, and that the proposal would therefore result in a fourth and fifth deck. They believe that this number of decks is not compatible with the character of the surrounding neighborhood and would not be in compliance with the Residential Design Guidelines.

The DR requestor has not offered any proposed alternatives to the proposed project, and requests that the application for alteration of the roof, vertical expansion and roof deck be denied outright.

For more details and additional information, see attached *Discretionary Review Application*, dated December 13, 2016.

PROJECT SPONSOR'S RESPONSE

The project sponsor has responded to the concerns in the DR application with the following information and statements, paraphrased and consolidated below; the full response is included for reference as an attachment to this report.

The project sponsor states that the proposal involves a very small renovation and expansion to add only 141 square feet to the upper unit, bringing its total square footage to 1,931 square feet. Although the exterior envelope would be only minimally changed, the project would result in a much more livable and functional unit for the family that occupies the 2-bedroom upper unit. The project would also provide improved access to open space for the unit, which is currently limited in the rear yard due to the existing nonconforming building encroachments into the required rear yard setback.

The response states that the project was designed from the beginning to be sensitive to the surrounding buildings and existing neighborhood character. The resulting flat roof would not exceed the height at the peak of the existing gable roof, and the access to the roof deck above has been provided through an external stair along the side of the building. With regard to privacy, no windows are proposed along either the northern or southern side; when considering privacy impacts to the neighbor at the rear (DR requestor's property), the project sponsor notes that the neighbor's windows of concern are located 31'-7", and three stories below the proposed roof deck. The project sponsor notes that the proposal has received support from the adjacent neighbor to the north, as well as from the Aquatic Park Neighbors.

Lastly, the project sponsor's response pushes back on the Department's request to provide a 5-foot setback at the roof deck railings along the eastern (rear) and northern sides, arguing that the setbacks would have the result of substantially reducing the available outdoor space available to the unit, without providing any meaningful privacy benefit to the neighbors.

For more details and additional information, see attached *Response to Discretionary Review* and supplemental letter from John Kevlin (Project Sponsor) dated April 6, 2017.

PROJECT ANALYSIS

The project was initially submitted to the Department proposing the alteration of the gable roof to a flat roof starting at a point only 16'-4" back from the front building wall. Upon review of the submitted application, preservation staff requested that additional setback be provided for this roof feature, and subsequently reviewed the revised proposal as it appears in the current design. With ten feet of additional setback, the project, which also includes a shed dormer on the southern side of the existing gable and the removal of a portion of the gable on the northern side of the ridge, was found to be consistent with the *Secretary of the Interior's Standards for Rehabilitation*.

Upon filing of the Discretionary Review, staff reviewed the project with the Residential Design Team (RDT), which will be further discussed below. However, some of the issues raised in the DR application did not directly pertain to the proposed massing or design of the structure, and instead focused on the adequacy and accuracy of the plan submittal. To that end, the Department finds that the submitted plans meet the requirements for application submittal, and contain all necessary information in order for staff to fully evaluate the proposal.

The DR application specifically raises concerns about the accuracy of the grade line from which the height limit is calculated. The grade line that appears in the current plans was taken from another architect's project submittal for the property back in 2006 which was subsequently withdrawn; however the DR requestor believes that the current submittal misrepresents that previous architect's grade line to the benefit of the project obtaining additional height. To resolve any potential issue, the project sponsor commissioned a new survey of the property to verify the grade line which appears in the plans. The result of this survey appears as an attachment to this case report. In short, there was a negligible difference in the depicted grade line before and after the survey, which has no resulting impact on the project's compliance under the Planning Code; the project is within the height limit as calculated under Code, and still requires a variance for the portion of the building at the rear that exceeds the 30-foot height limit.

Additionally, staff has explained to the DR requestor that pursuant to Planning Code Section 260, height is calculated on upsloping lots based on the line of average grade, calculated at each cross-section of the building as the "average of the ground elevations at either side of the building." The concern the DR requestor raises that this is a 4-story building, not a 3-story over basement building, and would therefore exceed the permitted height limit, is a classification issue to be resolved by the Building Code and the Department of Building Inspection, and would have no bearing whatsoever on how height is calculated under the Planning Code.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration of Existing Facility, Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet). The project was reviewed by preservation staff and was determined to be consistent with the *Secretary of the Interior's Standards for Rehabilitation.*

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) has reviewed the project in light of the concerns and issues raised in the Discretionary Review Application. The RDT has requested the project sponsor modify the project by providing a 5-foot setback at the proposed roof deck railings, along the east (rear) and north building walls. This modification is intended to alleviate the privacy concerns raised by the DR requestor, and with this modification, the RDT finds that the proposed project would not present any exceptional or extraordinary circumstances.

Under the Commission's pending DR Reform Legislation, this project <u>would</u> be referred to the Commission, as this project requires a variance be granted in order to proceed as proposed.

BASIS FOR RECOMMENDATION

The Department recommends that the project be approved with modifications as requested by the Residential Design Team, specifically to provide a 5-foot setback from the building edge for the proposed roof deck railing along the eastern (rear) and northern sides.

- With the requested modification, the project would not result in any exceptional or extraordinary circumstances.
- The project includes only a minimal expansion to the existing building envelope, by altering the existing roof of the structure. The new flat roof will not be taller than the ridge of the existing gable roof, and is similar to what is seen on the immediately adjacent property to the south.
- The project will result in a more livable, family-sized unit with additional habitable space at the third floor. The project will also provide additional usable open space for the units, on a lot that is currently limited in the amount of open space available due to the existing, legal noncomplying structure.
- The proposed roof deck is accessed via an external stair along the side property line, as opposed to a stair penthouse.

RECOMMENDATION:	**Take DR and Approve with Modifications**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
CEQA Categorical Exemption Determination
Section 311 Notices
VAR/DRP Hearing Notice
DR Application, dated December 13, 2016
Response to DR Application dated April 6, 2017
Letters of Support
Variance Application
Reduced Plans
Revised Survey Submitted by Project Sponsor (Sheet PL1)

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Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: On the subject block and in the immediate vicinity, most buildings are characterized by a height of three- and four-story structures. The subject building is part of a row of five structures with similar massing and character-defining features. Several of these buildings have had some level of roof alteration similar to the proposed project, through either the addition of dormers and/or the alteration of the gable roof form to a flat roof or other modified form. However, while these immediately adjacent structures may present a more defined visual character, the remainder of the block and the surrounding vicinity is much more mixed in character. There is variation in lot width, depth and overall size, and a variety of different building types and architectural styles that are seen. There is variation seen with regard to the amount of front setback, and due to the presence of secondary structures on many of the lots in the block, there is no strong pattern of midblock open space.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?		X	
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: In reviewing the project, the RDT found that the proposed alteration to the roof is appropriate given the existing topography and massing of the site and surrounding vicinity. The new flat roof would not alter the overall stepping pattern of buildings seen on the block's lateral slope along Hyde Street, and the overall scale of the project would not result in exceptional or extraordinary impacts to light on adjacent properties. With respect to privacy, the RDT has requested 5-foot setbacks be provided for the railings of the proposed roof deck, away from the building edge.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The project would result in expansion to the existing building envelope primarily at the rear of the building. With the exception of the addition of a shed dormer on the south side of the existing gable roof, no other changes are proposed to the front of the building that would impact the existing structure's height, depth, building form, massing, or façade. At the rear, the proposed massing of the structure would still be consistent with those other structures found immediately adjacent to the subject property; perhaps most notably, the adjacent structure to the south also has a flat roof at the rear portion of the building, similar to what is proposed here.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		

Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?	X		
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The existing building is consistent and compatible with regard to the listed architectural features pertaining to building entrances, bay windows, and garages, and no part of the project scope of work would result in alterations to these features. The proposed alteration of the existing gable roof form, and the addition of a shed dormer, have been reviewed and found to be appropriate and compatible with the surrounding character, by both the RDT and preservation staff. The proposed roof deck is accessed via an external stair along the side property line, therefore no additional massing or stair penthouse is required for this project.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		

Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: Slightly enlarged window openings are proposed at the third floor where there is now additional surface area on the rear façade due to the altered roof form, however, the general location and size of windows is proposed for retention. The solid-to-void ratio will be maintained, which is compatible with the existing building and with the surrounding district. New windows are high quality, in keeping with neighborhood character. Horizontal wood siding as proposed at the rear is compatible with the character of the neighborhood.

Exhibits

Block Book Map

27

LOTS MERGED
LOT 21 INTO LOTS 17/20 '1927'
" 2A " " 28&3 '1941'
lot 11A into lots 48/50 for 1999 roll
lot11 into lots51&52 for 2006 roll

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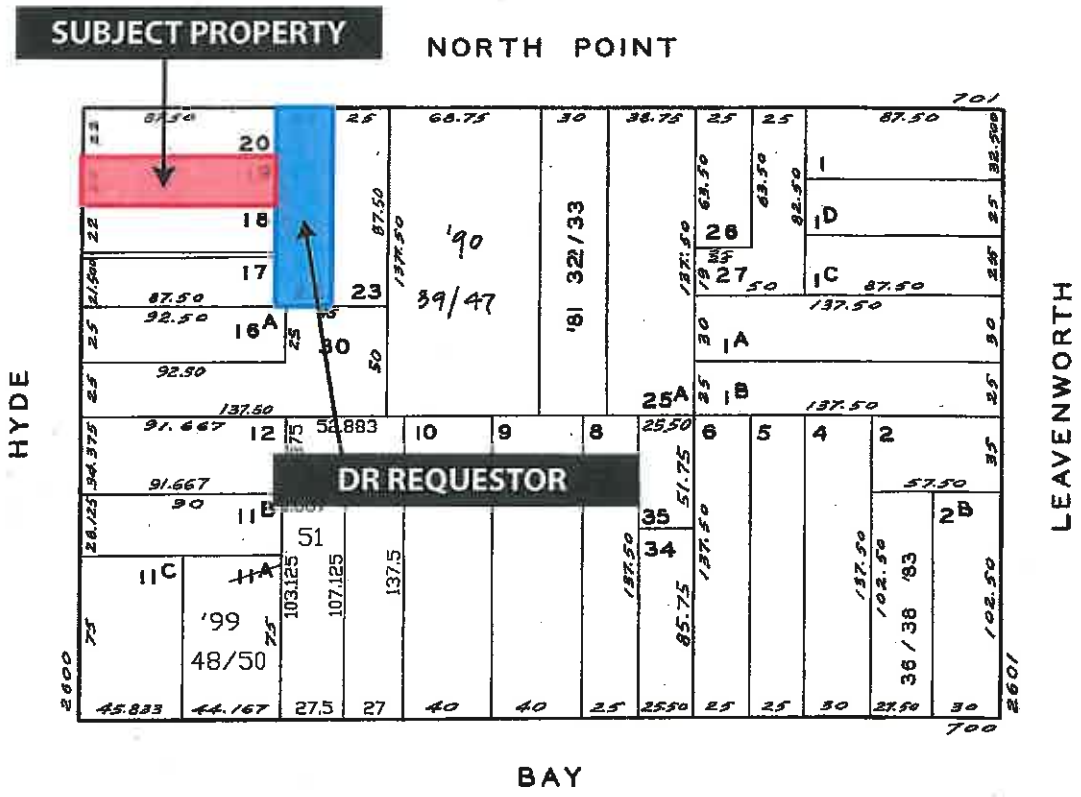
CITY & COUNTY ASSESSOR 1995

OLD 50 VARA BLK 261

REVISED '75
REVISED 1976
Revised 1978
Revised 1979
REVISED 1981
" '83
" '90
Revised 1999
Revised 2006

780-782-784 BAY ST.
A CONDOMINIUM

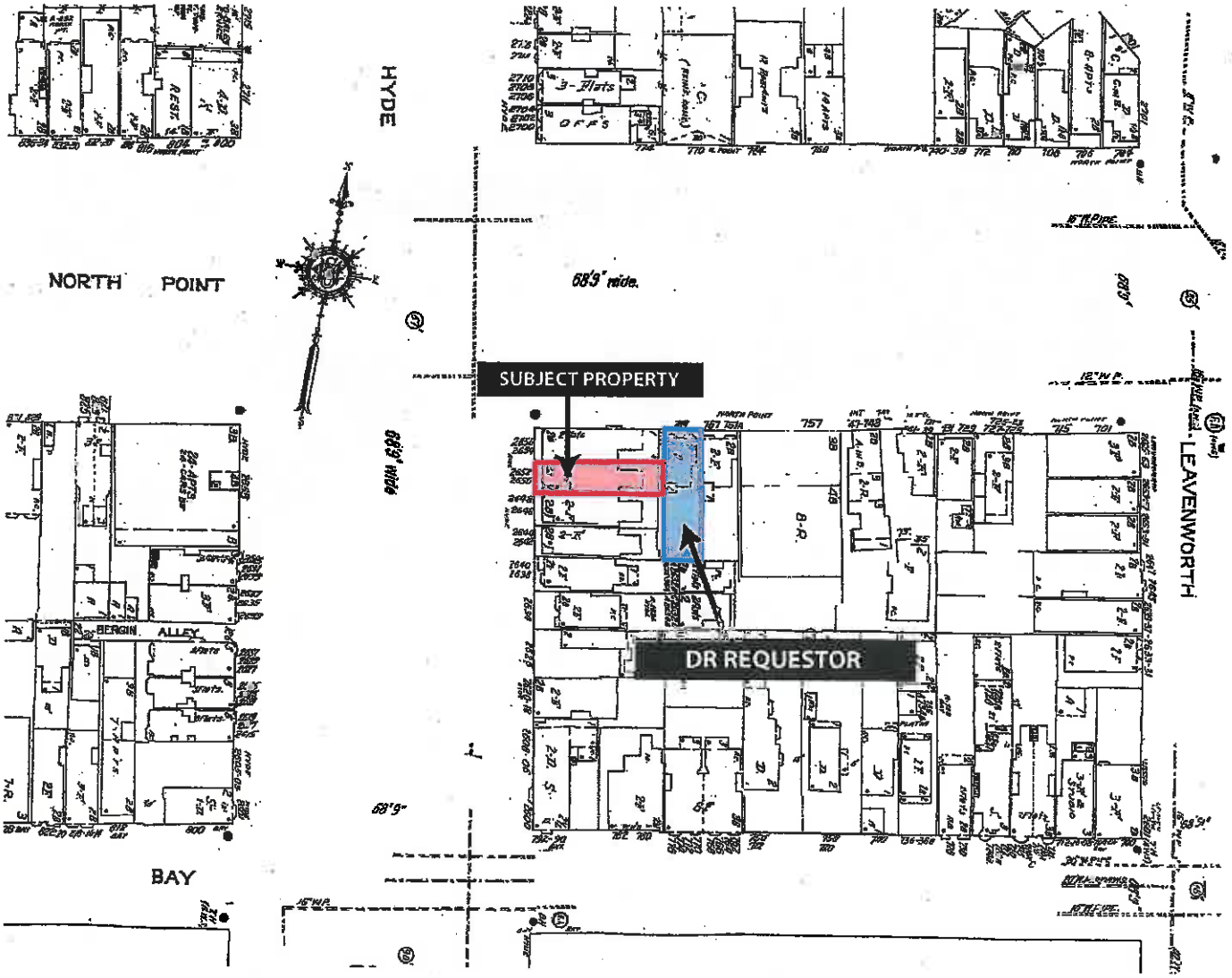
LOT	UNIT	% COMM. AREA
48	782	35.58
49	780	39.92
50	784	24.50



SAN FRANCISCO
PLANNING DEPARTMENT

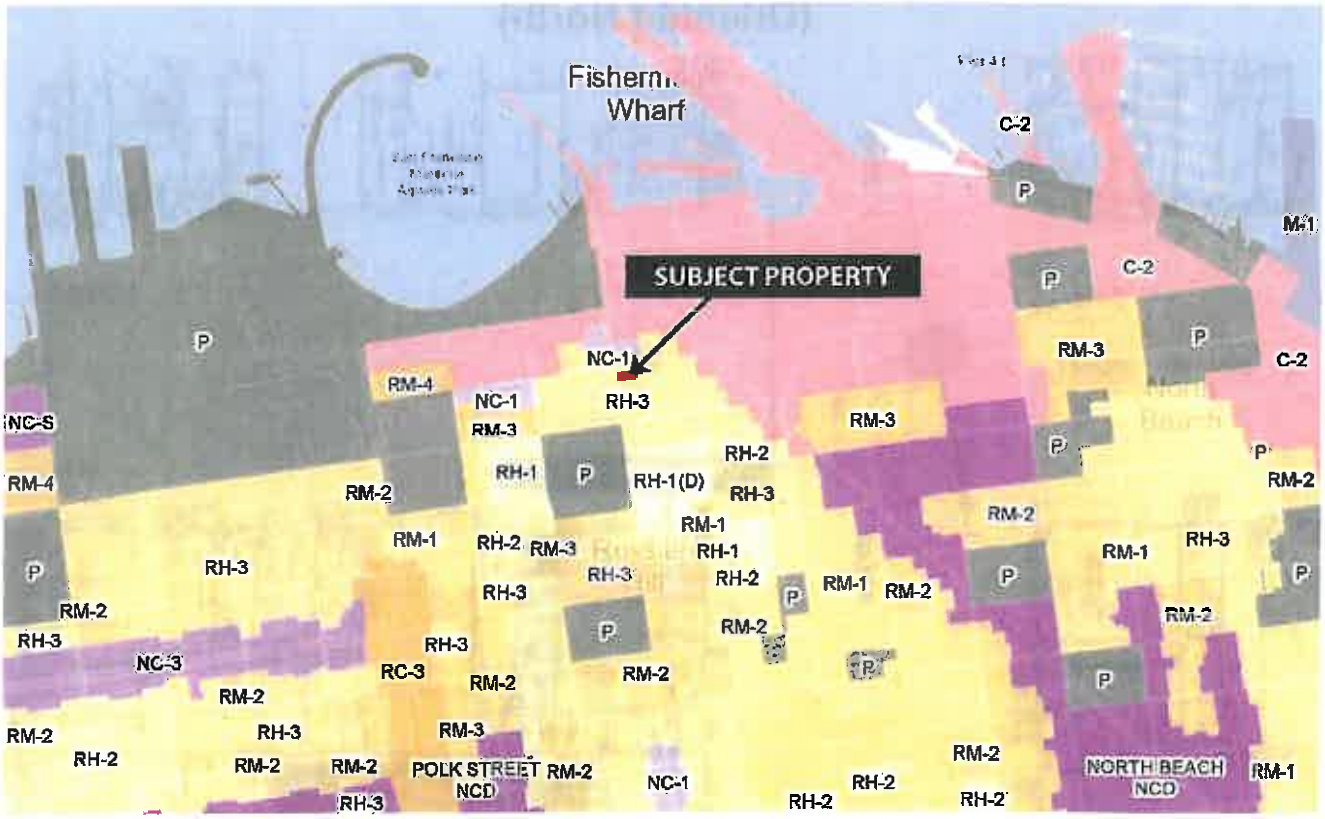
Full Discretionary Review and Variance Hearing
Case Number 2015-009511VAR/DRP
2650 Hyde Street
Block 0027 Lot 019

Sanborn Map*
(Oriented North)



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

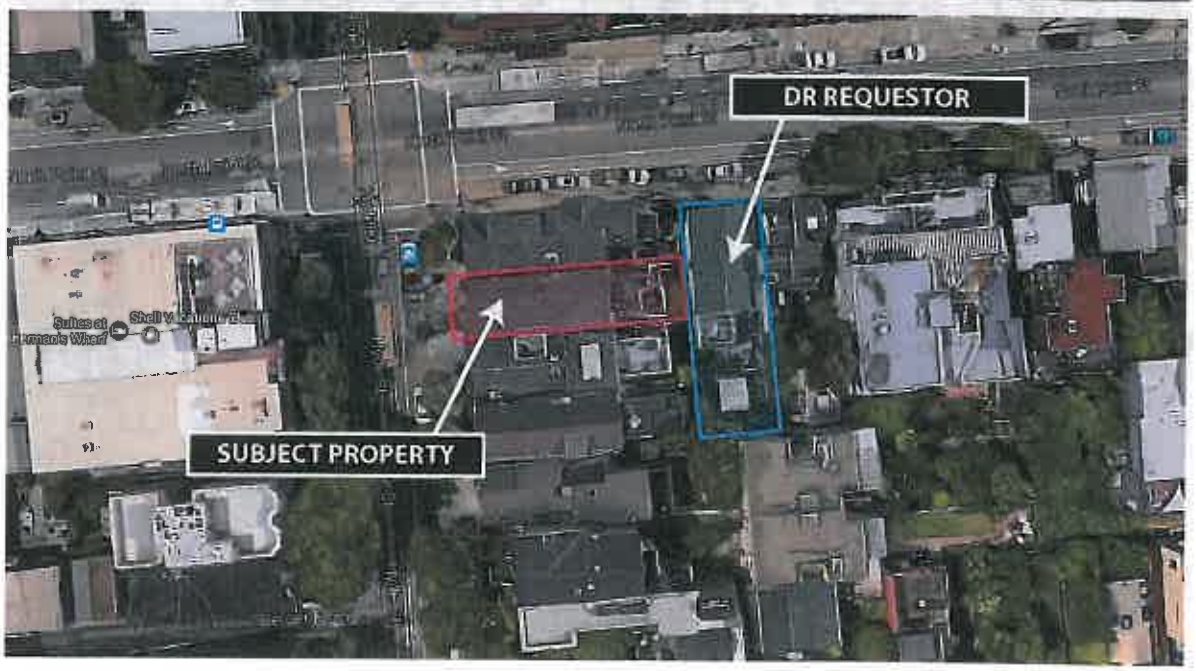
Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT

Full Discretionary Review and Variance Hearing
Case Number 2015-009511VAR/DRP
2650 Hyde Street
Block 0027 Lot 019

Aerial Photos
(Oriented North)

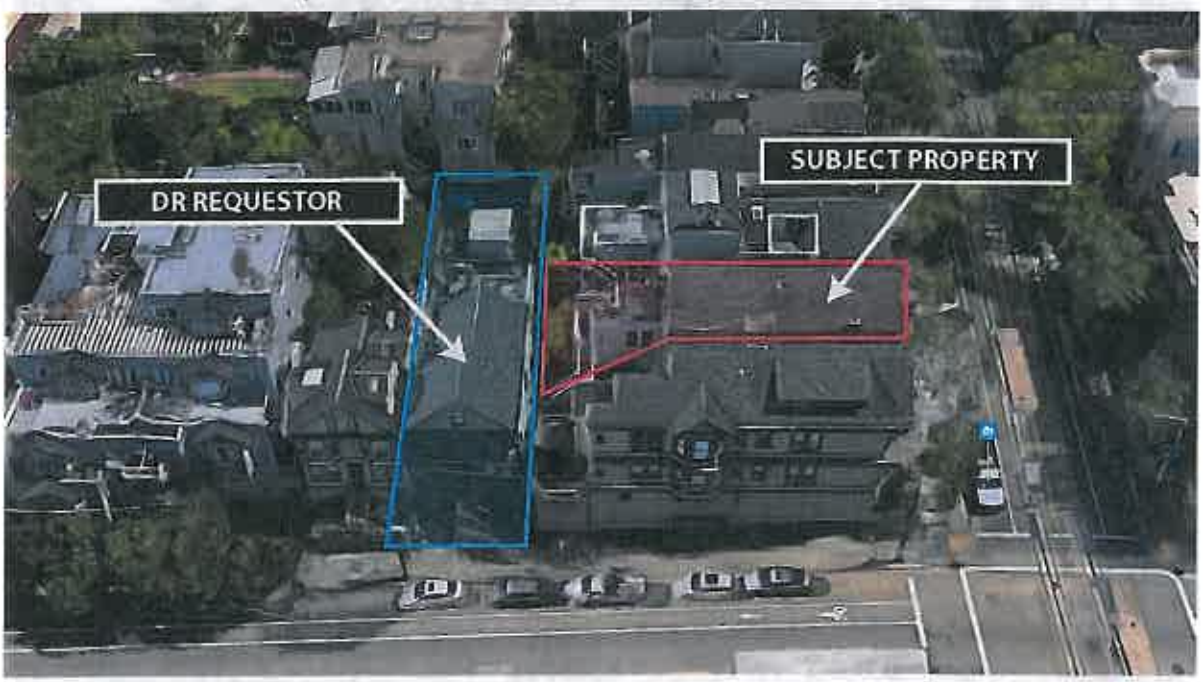


SAN FRANCISCO
PLANNING DEPARTMENT

Full Discretionary Review and Variance Hearing
Case Number 2015-009511VAR/DRP
2650 Hyde Street
Block 0027 Lot 019

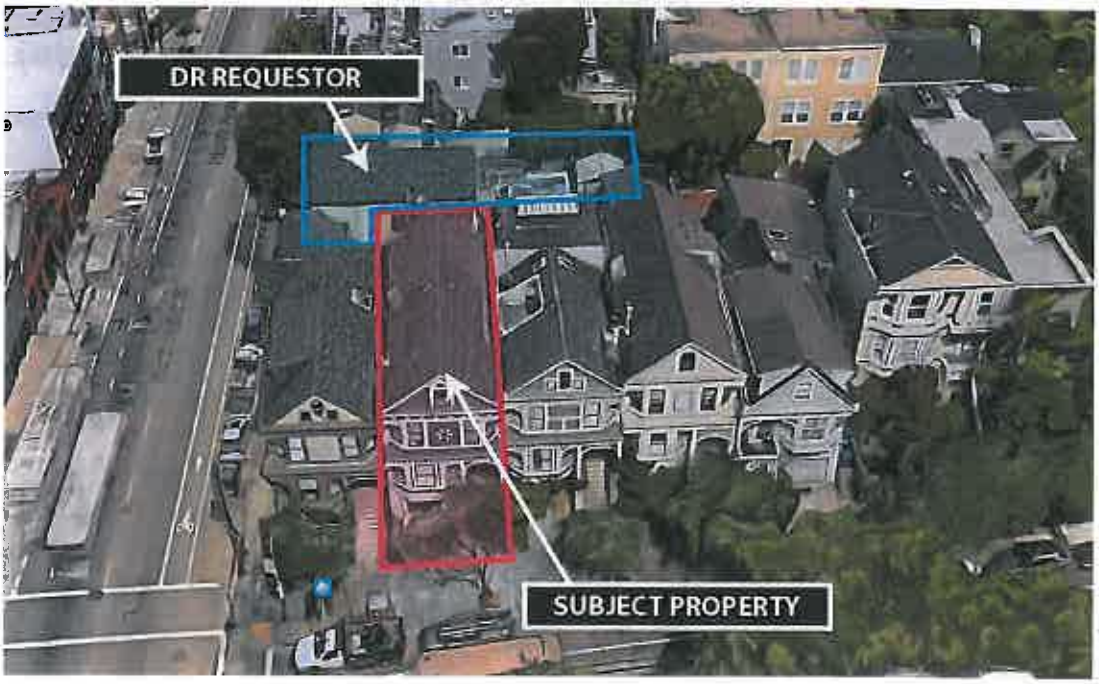
(Oriented North – Angled View)

(Oriented South – Angled View)

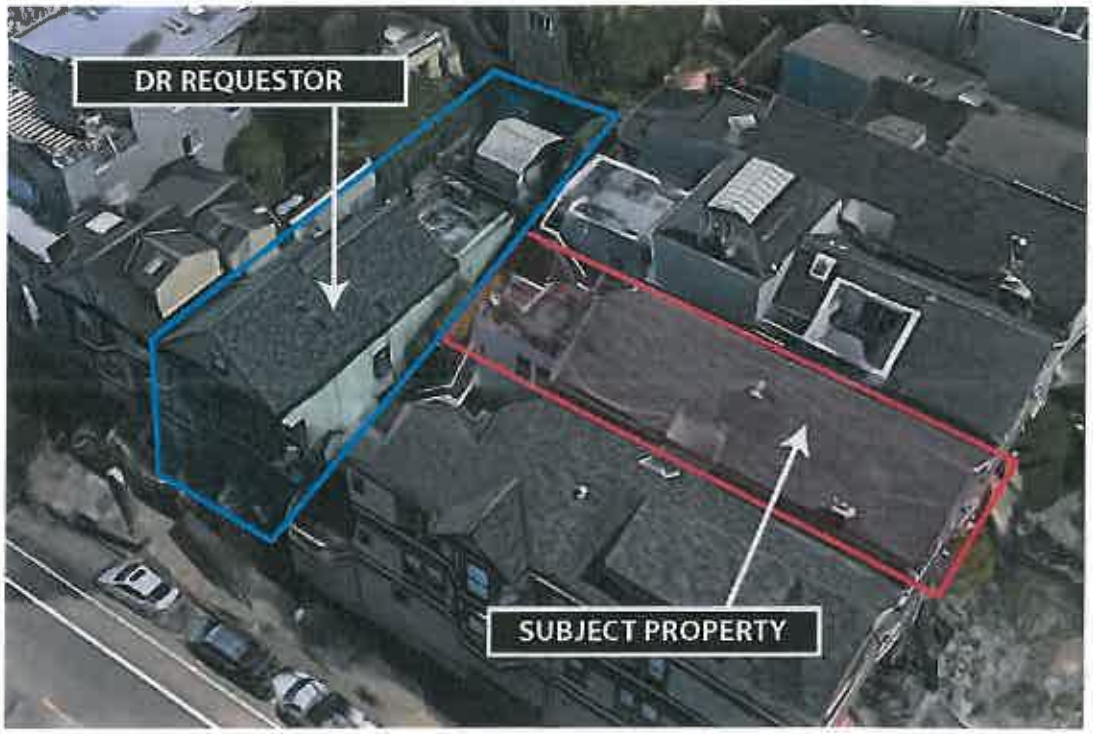


(Oriented West – Angled View)

(Oriented East – Angled View)



(Oriented Southeast – Angled View)



Context Photos

(Looking East Across Hyde Street Toward Project Site)

(Looking North Along Hyde Street Toward Project Site)

(Looking West Along North Point Street Toward DR Requestor)

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2650 Hyde		0027/019	
Case No.	Permit No.	Plans Dated	
	2015.07.08.0940	06/05/2015	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

The proposal is for the demolition of the rear portion of the gable roof to add a flat roof with roof deck above. The project also includes an interior remodel, a small deck at the north side of the gable at the third floor, a new shed dormer at the south side of the gable, and a new moment frame at the ground floor. The proposed roof deck will be set back from the front façade by 26'4" and will have a 42" high glass railing at the deck perimeter. The proposed roof deck will be no larger than 432 square feet and will be accessed by a new exterior stair.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; .; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class___**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the*

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.</u>	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☑	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☑	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☑	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☑	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*
☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* _____
☐	10. **Reclassification of property status.** *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ☐ Reclassify to Category A ☐ Reclassify to Category C a. Per HRER dated: _____ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Anne Brask

Digitally signed by Anne Brask
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Anne Brask, email=Anne.Brask@sfgov.org
Date: 2016.10.06 09:38:33 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Anne Brask

Signature:

Anne Brask

Digitally signed by Anne Brask
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Anne Brask, email=Anne.Brask@sfgov.org
Date: 2016.10.06 09:38:33 -07'00'

Project Approval Action:

Building Permit

If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.

Planner Name:	**Signature or Stamp:**

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SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (311)

On May 20, 2015, the Applicant named below filed Building Permit Application No. 2015.07.08.0940 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	**2650 Hyde Street**	Applicant:	**Walker Moody Architects**
Cross Street(s):	**North Point Street**	Address:	**2666 Hyde Street**
Block/Lot No.:	**0027/019**	City, State:	**San Francisco, CA .94109**
Zoning District(s):	**RH-3 / 40-X**	Telephone:	**(415) 885-0800**

You are receiving this notice as a property owner or resident adjacent to the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 10-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
☐ Demolition	☐ New Construction	☒ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition
☐ Rear Addition	☐ Side Addition	☒ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	63 feet 3 inches	No Change
Building Height	40 feet	No Change
Number of Stories	3	No Change
Roof Deck	0	432 SF

PROJECT DESCRIPTION

The proposal is for the demolition of the rear portion of the gable roof to add a flat roof with roof deck above. The project also includes an interior remodel, a small deck at the north side of the gable at the third floor, a new shed dormer at the north side of the gable, and a new moment frame at the ground floor. The proposed roof deck will be set back from the front façade by 26'4" and will have a 42" high glass railing at the deck perimeter. The proposed roof deck will be no larger than 432 square feet and will be accessed by a new exterior stair. See attached plans. The project will require a variance from the rear yard requirement and is scheduled for a Variance hearing on October 26th. A separate notice for the variance hearing will be prepared.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Anne Brask
Telephone: (415) 575-9078
E-mail: anne.brask@sfgov.org

Notice Date: 9/30/2016
Expiration Date: 10/30/2016

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 20, 2015, the Applicant named below filed Building Permit Application No. 2015.07.08.0940 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	**2650 Hyde Street**	Applicant:	**Walker Moody Architects**
Cross Street(s):	**North Point Street**	Address:	**2666 Hyde Street**
Block/Lot No.:	**0027/019**	City, State:	**San Francisco, CA 94109**
Zoning District(s):	**RH-3 / 40-X**	Telephone:	**(415) 885-0800**

You are receiving this notice as a property owner or resident adjacent to the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 10-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
☐ Demolition	☐ New Construction	☒ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition
☐ Rear Addition	☐ Side Addition	☒ Vertical Addition

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	63 feet 3 inches	No Change
Building Height	40 feet	No Change
Number of Stories	3	No Change
Roof Deck	0	432 SF.

PROJECT DESCRIPTION

The proposal is for the demolition of the rear portion of the gable roof to add a flat roof with roof deck above. The project also includes an interior remodel, a small deck at the north side of the gable at the third floor, a new shed dormer at the north side of the gable, and a new moment frame at the ground floor. The proposed roof deck will be set back from the front façade by 26'4" and will have a 42" high glass railing at the deck perimeter. The proposed roof deck will be no larger than 432 square feet and will be accessed by a new exterior stair. See attached plans. The project will require a variance from the rear yard requirement and is scheduled for a Variance hearing on December 7th. A separate notice for the variance hearing will be prepared.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner: Andrew Perry
Telephone: (415) 575-9017
E-mail: andrew.perry@sfgov.org

Notice Date: 11/14/2016
Expiration Date: 12/14/2016

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, April 27, 2017**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Discretionary Review and Variance**
Hearing Body: **Planning Commission and Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	**2650 Hyde Street**	Case No.:	**2015-009511VAR/DRP**
Cross Street(s):	**North Point Street**	Building Permit:	**2015.07.08.0940**
Block /Lot No.:	**0027 / 019**	Applicant:	**John Kevlin**
Zoning District(s):	**RH-3 / 40-X/ Waterfront 2**	Telephone:	**(415) 567-9000**
		E-Mail:	**jkevlin@reubenlaw.com**

PROJECT DESCRIPTION

The Request is for a **Discretionary Review of Building Permit Application No. 2015.07.08.0940** proposing removal of the existing gable roof at the rear of the building, starting at a point 26'-4" back from the front building wall, in order to construct a new flat roof with roof deck above. The deck would be accessed by an external stair along the side property line. Additionally, the project consists of the removal of a portion of the existing gable roof along the north side to create a deck at the third floor, the addition of a shed dormer along the southern side of the existing gable roof, the replacement of a railing at the rear third floor deck, and interior remodel.

Per Section 134 of the Planning Code, the subject lot is required to maintain a rear yard of approximately 21'-1.5", with the last 10 feet of the building envelope limited to 30 feet in height. As proposed, the change from a gable roof to flat roof form will increase the height of the non-complying structure within the rear yard, and the last 2'-6.5" of depth in the area of work exceeds 30 feet in height; therefore a **Rear Yard Variance** is required. The Variance will be heard by the Zoning Administrator at this same Planning Commission hearing for Discretionary Review.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available prior to the hearing through the Planning Commission agenda at: http://www.sf-planning.org

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
Planner: **Andrew Perry** Telephone: **(415) 575-9017** E-Mail: **andrew.perry@sfgov.org**

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing

APPEAL INFORMATION

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304.** For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals** at **(415) 575-6880.**

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

HD 2/7/18

FILE

APPEAL #17-187

SAN FRANCISCO
PLANNING DEPARTMENT

Discretionary Review Action DRA-0520

HEARING DATE: APRIL 27, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2015-009511VARDRP**
Project Address:	**2650 HYDE STREET**
Building Permit:	**2015.07.08.0940**
Zoning:	RH-3 (Residential House, Three-Family) District 40-X Height and Bulk District Waterfront Special Use District No. 2
Block/Lot:	0027/019
Project Sponsor:	John Kevlin Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94104
DR Requestor:	Ellen Tsang 769 North Point Street San Francisco, CA 94109
Staff Contact:	Andrew Perry – (415) 575-9017 andrew.perry@sfgov.org

BOARD OF APPEALS
DEC 11 2017
APPEAL #17-187

ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2015-009511VAR/DRP AND THE APPROVAL OF BUILDING PERMIT 2015.07.08.0940 PROPOSING THE REMOVAL OF THE EXISTING GABLE ROOF AT THE REAR OF THE BUILDING AND CONSTRUCTION OF A NEW FLAT ROOF WITH ROOF DECK ABOVE, REMOVAL OF A PORTION OF THE GABLE ROOF TO CREATE A NEW THIRD FLOOR DECK, ADDITION OF A SHED DORMER, REPLACEMENT OF A RAILING AT THE EXISTING THIRD FLOOR DECK, AND INTERIOR REMODEL WITH APPROXIMATELY 141 SQUARE FEET OF ADDITIONAL HABITABLE SPACE AT THE THIRD FLOOR, TO A THREE-STORY OVER GARAGE, TWO-FAMILY DWELLING WITHIN THE RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) DISTRICT, THE WATERFRONT SPECIAL USE DISTRICT NO. 2, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 8, 2015, Dean Martelli of Walker Moody Architects filed for Building Permit Application No. 2015.07.08.0940 proposing the removal of the existing gable roof at the rear of the building and construction of a new flat roof with roof deck above, removal of a portion of the gable roof to create a new third floor deck, addition of a shed dormer, replacement of a railing at the existing third floor deck, and interior remodel with approximately 141 square feet of additional habitable space at the third floor, to a three-story over garage, two-family dwelling within the RH-3 (Residential House, Three-Family) District, the Waterfront Special Use District No. 2, and a 40-X Height and Bulk District.

On December 13, 2016, Ellen Tsang (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2015-009511DRP) of Building Permit Application No. 2015.07.08.0940.

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

On April 27, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2015-009511VAR/DRP.

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

ACTION

The Commission hereby takes Discretionary Review requested in Application No. 2015-009511DRP and approves the Building Permit Application 2015.07.08.0940 subject to the following conditions:

1. Modification of the plans, consistent with the Department's recommendation to provide 5-foot setbacks for the new uppermost roof deck railings along the eastern (rear) and northern edges of the building

The reasons that the Commission took the action described above include:

1. There are exceptional or extraordinary circumstances in the case. The proposed roof deck would result in potential privacy issues to the adjacent properties, and in many recent case examples, the Commission has consistently amended projects with roof decks by setting railings back from building edges by at least 5 feet in order to mitigate privacy concerns. With the requested modification, the proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines.
2. The Commission determined that with the changes to the proposed plan as requested by the Department, the project is appropriate and no further modifications were necessary, and they instructed staff to approve the project with modifications based on plans marked Exhibit A on file with the Planning Department.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

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

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

I hereby certify that the Planning Commission takes Discretionary Review and approved the building permit with modifications as reference in this action memo on April 27, 2017.

Jonas P. Ionin
Commission Secretary

AYES: Koppel, Melgar, Moore, Richards

NAYS: Hillis

ABSENT: Fong, Johnson

ADOPTED: April 27, 2017