



Edwin M. Lee
Mayor

Cynthia G. Goldstein
Executive Director

August 26, 2014

Maneesh Jain & Nadia Ramsaroop, Permit Holders
157 Randall Street
San Francisco, CA 94131

Re: **JURISDICTION REQUEST**
Subject Property: **157 Randall Street**
Application No(s): **2013/06/25/0447**
Type(s) of Action: **ISSUANCE of Alteration Permit**

Dear Permit Holder(s):

The Board of Appeals has received the enclosed letter requesting that it take jurisdiction beyond the fifteen (15)-day appeal period for the matter(s) referenced above. This **JURISDICTION REQUEST** has been scheduled for consideration on **Sept. 17, 2014, at City Hall, Room 416, at 5:00 pm**, One Dr. Carlton B. Goodlett Place.

Please note that the filing of a Jurisdiction Request **DOES NOT** suspend work on the subject permit(s). However, if the Board grants the Jurisdiction Request on the above – referenced date of consideration (4 out of 5 votes required), **a new five (5) - day appeal period shall be created which ends on the following Monday**, and the subject permit(s) shall then be suspended upon the filing of a formal appeal, and until the Board of Appeals decides the matter and releases a notice of decision and order.

Pursuant to Article V, § 10 of the Board Rules, the **RESPONSE** to the written request for jurisdiction must be submitted by the permit/variance/determination holder(s) or Department no later than 10 days from the date of filing, on or before **Sept. 05, 2014**, and must not exceed six (6) pages in length, double-spaced, with unlimited exhibits. An original and 10 copies shall be submitted to the Board office by 4:30pm, with additional copies delivered to the opposing parties the same day. It is the general practice of the Board that only up to three (3) minutes of testimony for each party will be allowed. If you have any questions, please call (415) 575-6880.

Sincerely,

BOARD STAFF

cc: Dept. of Building Inspection, Planning Dept. (if applicable), & Requestor(s) w/o enclosures

John Clifford & Charlene Attard, Requestors
153 Randall Street
San Francisco, CA 94131



City & County of San Francisco
BOARD OF APPEALS

Date Filed:

BOARD OF APPEALS

AUG 26 2014

APPEAL #

JR

JURISDICTION REQUEST

Date of request: August 27, 2014.

John Clifford & Charlene Attard, (requestor(s)) hereby seeks a new appeal period for the following departmental action: **ISSUANCE of Alteration Permit BPA NO. 2013/06/25/0447** by **Department of Building Inspection**, issued to: **Maneesh Jain & Nadia Ramsaroop**, for property at **157 Randall Street**, that was issued or became effective on **April 25, 2014**, and for which the appeal period ended at close of business on **May 12, 2014**.

Your **Jurisdiction Request** will be considered by the Board of Appeals on Wednesday, **September 17, 2014 at 5:00 p.m. City Hall, Room 416**, One Dr. Carlton B. Goodlett Place.

Pursuant to Article V, § 10 of the Board Rules, the **RESPONSE** to the written request for jurisdiction must be submitted by the permit, variance, or determination holder(s) and/or department(s) no later than **10 days from the date of filing, on or before September 05, 2014**, and must not exceed 6 pages in length (double-spaced), with unlimited exhibits. An original and 10 copies shall be submitted to the Board office with additional copies delivered to the opposing parties the same day.

You or your representative **MUST** be present at the hearing. It is the general practice of the Board that only up to three minutes of testimony from the requestor, the permit holder, and the department(s) will be allowed. Your testimony should focus on the reason(s) you did not file on time, and why the Board should allow a late filing in your situation.

Based upon the evidence submitted and the testimony, the Board will make a decision to either grant or deny your Jurisdiction Request. Four votes are necessary to grant jurisdiction. If your request is denied, an appeal may not be filed and the decision of the department(s) is final. If your request is granted, **a new five (5) day appeal period shall be created which ends on the following Monday**, and an appeal may be filed during this time.

Please Print:

Name: Charlene Attard
and John Clifford

Charlene Attard

Signature of Requestor or Agent

August 25, 2014

FILE BOARD OF APPEALS

Jurisdiction Request Board

AUG 26 2014

Re: Permit Application No. 2013.06.25.0447

APPEAL #



Let me preface this request by saying that my wife Charlene and I were adamant about not interfering with the remodel next door at 157 Randall Street (Blk 6663/Lot 031) due to the fact that we had endured the horrible experience of remodeling our own home about 5 years earlier.

Unfortunately, we missed the neighborhood meeting to explain the remodel at the home of our next door neighbors, Maneesh Jain and Nadia Ramsaroop, due to an emergency. However, we were assured that we would be apprised of the ramifications of the project. Subsequently, Nadia took me across the street to view her home and pointedly assured me that there were minimal changes to the existing footprint. We would hardly notice these changes to the footprint. In fact, when one looks at the plans, this appears to be true. The remodel reality though is shocking and the impact to our home and to us is overwhelming.

We met with Maneesh and Nadia as soon as both of our schedules permitted and voiced our concern about the impact to our house and requested that they meet at our house to study the details from our point of view. We had planned to meet with Nadia and David Yama, their architect, but at the last minute, Nadia declined to meet and sent her architect to represent her. He told us that the height of the vertical addition would be approximately 3 feet lower than the wall which was actually raised and put in place on August 1, 2014. It is difficult to describe the impact this wall has on our daylight. It seems like we are living in a tunnel. It has had a dramatic effect on the quality of our lives.

We also discussed with Maneesh and Nadia our displeasure with the front and rear setbacks on their project which again were cutting off light to our kitchen, bedrooms and decks in the rear and all the

rooms and decks in the front. They placated us with assurances that they would discuss our concerns and get back to us. We felt confident that some effort would be made to address our concerns.

As we waited for their answer, we were repeatedly put off with their telling us that they were addressing our concerns and would get back to us after their plans got through the Planning Department.

After receiving the Notice of Building Permit Application, Charlene asked Maneesh to again review the plans and was told to speak to their architect who was not anxious to meet and when a meet was arranged, it was subsequently postponed due to an ankle injury and other excuses. When he was finally able to meet with us to explain the plans, it was only after the 311 notification period had expired. Ultimately, we met but nothing was resolved and the smokescreen continued. By the time Charlene called Michael Smith in desperation, she was told that it was too late.

The City also inadvertently misled us. We were under the mistaken notion that our neighbors would be subject to the same Building Department regulations that had been applied to us and the rest of the neighborhood as far as setbacks are concerned. The setbacks imposed on us were explained as being in keeping with the character of the neighborhood. There is no way to explain the discrepancies between the allowances in setbacks of the two adjacent houses. The rear setback of 157 Randall Street is 19 feet beyond what was allowed for 153 Randall Street. The front setback for 157 Randall is 15 feet beyond what was allowed for 153 Randall. 157 Randall also extends beyond the adjacent property at 161 Randall by 3 feet in the front and 5 feet in the rear. And Yet, Michael Smith was the planner for both of the building remodels.

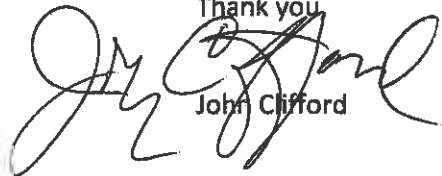
Today, August 25, 2014, we were informed that waterproofing the property line would necessitate flashing from their wall over a one foot wide copper cap on our wall. This effectively diverts all water to our decks and behind a hot tub. Had we been informed of this long ago, we would have asked for an

alternative. According to them, now that the wall is up, there is no other way. This is just one more instance of withholding information to prevent us from getting in the way.

The first instance of disingenuousness came after the project was well on its way and we received an email from Mr. Jain informing us that, by the way, our red clay tile roof gutter was 4 inches over the property line and needed to be removed in order to raise the vertical wall. This should have been obvious to the architect when he pointed toward that same gutter to show us the height of the subject wall. However, had we been told earlier about this condition, it surely would have spurred us to oppose the wall and appeal the project which the Jain/Ransaroops wanted to avoid. In fact, Mister Jain sent us intimidating emails from himself and his attorney which included a letter asking us to sign away our rights to appeal or protest to the city in exchange for \$5000. This felt like a bribe to us. Why would he do this? He was fearful that once we realized what was going on we would file an appeal.

To say that this process is distasteful to my wife and I is an understatement but late or not, something must be done to prevent things like this from happening now and in the future. For whatever reason, this this project made it through the Planning and Building Departments. It should have been reined in long ago. I hope it is not too late. Please grant the jurisdiction review and send someone to the sight to see what the city has allowed to be built.

Thank you
John Clifford



Charlene Attard

Charlene Attard

Permits, Complaints and Boiler PTO Inquiry

Exhibit 1
(2 pages)

Permit Details Report

Report Date: 8/26/2014 2:48:03 PM

Application Number: 201306250447
Form Number: 3
Address(es): 6663 / 031 / 0157 RANDALL ST

Description: 28 SQ FT HORIZONTAL ADDITION TO 3RD FL W/ RAISE ROOF 8'10". INTERIOR REMODEL OF KIT CHEN & MISC IMPROVEMENTS TO FINISHES THROUGHOUT BUILDING. CREATE VISABLE DECK ON TOP OF (E) GARAGE AT 2ND FL AND 3RD FLOOR REAR DECK.

Cost: \$286,622.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
6/25/2013	TRIAGE	
6/25/2013	FILING	
6/25/2013	FILED	
4/25/2014	APPROVED	
4/25/2014	ISSUED	

Contact Details:

Contractor Details:

License Number: 319153
Name: HENRY KARNILOWICZ
Company Name: OCCIDENTAL EXPRESS
Address: 1019 HOWARD ST * SAN FRANCISCO CA 94103-2806
Phone: 4156217533

Addenda Details:

Description: SITE

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	6/27/13	6/27/13			6/27/13	CHAN AMARIS	
2	CP-ZOC	6/27/13	9/11/13			3/10/14	SMITH MICHAEL	
3	CP-NP	1/24/14	1/31/14			3/2/14	SMITH MICHAEL	Mailed 311 Notice 1/31/14; Expired 3/2/14 (Vlad)
4	BLDG	3/12/14	3/24/14	4/3/14		4/4/14	WONG IRENE	
5	DPW-BSM	3/26/14	3/28/14			3/28/14	CY LIONGTIAN	Approved Site Permit only! 3-28-14 DPW/BSM shall not release construction addenda until complete application and photos for Inspection Conformity are submitted and approved Please submit application with all Inspection Conformity requirements at 1155 Market Street, 3rd floor, and Tel. No. (415)-554-5810. Your construction addenda will be on hold, until all necessary DPW/BSM permits are completed, or the receiving BSM plan checker-recommending sign off
6	SFPUC	4/4/14	4/9/14			4/9/14	ARRIOLA LAURA	Permit has been assessed a Capacity Charge. 50% paid with permit fees; balance due within 12 months of permit issued date. See Invoice attached to application. Route to PPC-04/09/14.
7	CP-ZOC	4/10/14	4/22/14			4/22/14	SMITH MICHAEL	
8	DPW-BSM	4/23/14	4/24/14			4/24/14	CY LIONGTIAN	Approved Site Permit only! 4-24-14 DPW/BSM shall not release construction addenda until complete application and photos for Inspection Conformity are submitted and approved Please submit application with all Inspection Conformity requirements at 1155 Market Street, 3rd

Exhibit 1
Page 2

							floor, and Tel. No. (415)-554-5810. Your construction addenda will be on hold, until all necessary DPW/BSM permits are completed, or the receiving BSM plan checker-recommending sign off
9	PPC	4/25/14	4/25/14			4/25/14	THAI SYLVIA
10	CPB	4/25/14	4/25/14			4/25/14	LEE ANITA

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

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slot
8/28/2014	AM	VS	IVR Scheduled	REINFORCING STEEL	1
8/26/2014	AM	CS	Clerk Scheduled	COMPLAINT INVESTIG	1
8/19/2014	AM	CS	Clerk Scheduled	COMPLAINT INVESTIG	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
8/26/2014	Donal Duffy	COMPLAINT INVESTIG	COMPLAINT INVESTIG
8/19/2014	Donal Duffy	COMPLAINT INVESTIG	COMPLAINT INVESTIG

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1			1	CONCRETE (PLACEMENT & SAMPLING)	J:Drive
1			4	REINFORCING STEEL AND PRESTRESSING TENDONS	reinforcing steel
1			5A1	SINGLE PASS FILLET WELDS < 5/16"	
1			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1			20	HOLDOWNS	
1			18A	BOLTS INSTALLED IN EXISTING CONCRETE	

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

[Station Code Descriptions and Phone Numbers](#)

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

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

Contact SFGov Accessibility Policies
City and County of San Francisco ©2000-2009

Exhibit
2



157 Randall St

Vertical Addition
157 Randall St

Blocks Light
to entire house
(see skylight)
at 153 Randall



View
From
Front
of 153
Randall
(Deck)

Exhibit 3

157 Randall St



View
of
Sunlight
being
blocked
The new
wall ht
is 13.6 ft.
above our
Deck.



Rear
of
153
Randall

157 Randall extends back 19 Ft.
Beyond 153 Randall.

Exhibit 4

157 Randall St



— Fire wall Blocking our Bedroom window

View of Bedroom window
from outside →



To: caattard <caattard@aol.com>
Sent: Thu, Mar 6, 2014 9:32 am
Subject: Re: 157 Randall St

hi Charlene,

I am still unable to drive.. using crutches to get around- and since I live in the east bay I will not be able to come to your house today. Have you spent more time with the plans? I'd be happy to review with you over the phone later today if you like. I am confident I will be in SF at my office next week so we could also do it then in person. Today I can be available from 1-5pm on my cell phone. pls give me a heads up either way.

regards,

David

David Yama AIA, LEED®AP

YAMAMAR Architecture

619 7th Street San Francisco CA 94103

cell 510 541 0556 wk 415 550 3003

On Feb 26, 2014, at 7:44 PM, caattard@aol.com wrote:

Hi David,

Hope all is well. We received the new set of plans for 157 Randall. We have a couple of questions and are wondering if we can go over the changes with you.

Thank you,

Charlene Attard

John Clifford

153 Randall St

415 608 8585 cell

415 648 2488 Fax

On Feb 26, 2014, at 7:44 PM, caattard@aol.com wrote:

Hi David,
Hope all is well. We received the new set of plans for 157 Randall. We have a couple of questions and are wondering if we can go over the changes with you.
Thank you,
Charlene Attard
John Clifford
153 Randall St
415 608 8585 cell
415 648 2488 Fax

September 5, 2014

Board President Lazarus and Commissioners
Board of Appeals
1650 Mission Street, Room 304
San Francisco, CA 94103

Re: Jurisdiction Request Scheduled for Hearing on September 17, 2014
157 Randall Street
Permit No. 2013/06/25/0447

Dear President Lazarus and Commissioners:

My wife and I obtained Building Permit No. 2013/06/25/0447 to build an addition to our home at 157 Randall Street. We are four months into the construction of the addition and have completed most of the exterior work. At this late stage, our neighbors, Mr. Clifford and Ms. Attard ("Appellants"), have filed a Request for Jurisdiction even though they were well aware of the project and approval process and the Building Department has determined the project is being constructed according to the approved plans. We believe their objections are more appropriate for a court, mediator or arbitrator and do not justify granting their Request. Appellants have now removed an encroaching portion of their roof so even if they wanted your Board to order our project to be built around the encroachment, the issue is moot.

Background. We moved to our home at 157 Randall Street in 2005, just as we were starting our family and our neighborhood has proved an ideal fit to raise our growing family. In the planning phase we and our architect had multiple meetings with Appellants at our respective houses to inform them of the project and respond to their concerns after (as they admit) they missed the required official neighborhood meeting. They are knowledgeable about architectural plans

and the approval process having recently completed their own major addition. Appellants did not file a Request for Discretionary Review or appeal the Permit. Upon demolishing our exterior (roof) on June 30, 2014, our contractor realized that Appellants' roof was constructed so that their tile roof and rain gutter encroached on our property by a few inches. The encroachment, though small, was sufficient to obstruct our permitted remodel of the top floor and to put our construction on hold.

Standard for Jurisdiction Request. According to the Board's Rules, "The Board may grant late jurisdiction only upon a showing by the requestor that the *City intentionally or inadvertently caused the requestor to be late in filing the appeal.*" (Emphasis added) Appellants have not provided any evidence to meet this standard.

They claim "The City also inadvertently misled us." In support of this argument, they state the required setbacks in their project are greater than in our project even though Planner Michael Smith was the same planner for both projects. However, different rules apply when buildings are constructed at different times. Since the setbacks of our project were clearly shown on the 311 Neighbor Notice drawing, we wonder why they did not request discretionary review.

We did not mislead Appellants about the project either (although only the City's misleading gives grounds for this appeal). We made ourselves and our architect available to them on many occasions to explain the project. (See Exhibits A and B.) The plans clearly detailed the proposed height and setbacks.

At no time did we state the project's height would be lower than the height shown in the plans. In fact, we made many changes to the project to address their concerns. They received all required notifications and were given many opportunities to object to the project. They chose not to file a Request for Discretionary Review or appeal the Permit.

We are now four months into construction of the project with the walls and roof completed. DBI has agreed that the project is being constructed in accordance with the approved plans. In response to a complaint filed by Ms. Attard that the building was being constructed too high, Senior Building Inspector Mr. Donal Duffy measured the building and found the height is according to the approved plans. (See Exhibit C.)

The discovery of Appellants encroaching roof after the plans were approved is not a basis for granting the Request. The encroachment was not discovered earlier because it is minor and not readily apparent. It took only three hours to remove it. We did not have a survey prepared because it was not required by the Building Department. Even if the encroachment were known, the Building Department would not have required that we construct the project around the encroachment. It is a private issue when something on an adjacent parcel slows down or holds back construction, unless there is a Building Code violation (which DBI has determined does not exist). If anyone should have known about the encroachment and raised it early in the approval process, it is Appellants as it was their construction project that created the encroachment. In any event, they had the encroachment removed several weeks ago. Appellants

had a choice to remove the encroachment at their cost or at our cost. They chose to remove it at their cost.

The need for weatherproofing of the two buildings also is not a justification for the Request. The plans do not show the flashing because the Building Department does not approve work occurring across the property line. We have not done any work touching their property nor installed flashing over their property. Appellants objected to the original weatherproofing design that we proposed. We have since proposed an alternative design for weather proofing. However, Mr. Clifford and Ms. Attard are unwilling to discuss it with us and instead filed this Request.

Issues Involved Are Civil And Not Related To The Building Code.

The issues raised by Appellants in their Request do not involve Code related issues; they are civil in nature. If they wish to seek rights in our property for the encroachment or damages from having to remove it then they should seek relief in a court and not at the Board of Appeals. Furthermore, they admitted the encroachment was not legal because they had it removed.

We now would like to reach an agreement on a mutually acceptable way to flash the property line so the water does not hit either building and to access their property to complete our siding. We have made an effort to reach an agreement. Upon the discovery of the encroachment, we immediately alerted Ms. Attard and Mr. Clifford and though not inexpensive, engaged a weatherproofing architect to provide a report on the situation and to propose a solution to weatherproof both properties. (See Exhibit D.) The report was

promptly provided to Ms. Attard and Mr. Clifford and we indicated openness to their choice of contractor to do the work on their roof.



Two weeks passed without a response. In an effort to expedite the remediation, we then offered to pay Ms. Attard and Mr. Clifford \$5,000, to assist them with this unanticipated expense and to allow our construction to proceed unobstructed. We made this offer contingent on their willingness to refrain from filing complaints or delaying our project any further as well as additional terms that were intended to protect us from liability for work on their property. We believed they were interested in moving forward because: (1) they removed the encroachment in late July; and (2) they offered to agree to the flashing in exchange for our agreement to pay \$3,000 (but without our desire for terms (such as agreement as to no further appeals) that protected us from any appeal of a permit to do mutually agreed on flashing). Thus, the allegation of a "bribe" in their brief is unfounded. Since then, they are unwilling to accept a flashing design. Attached at Exhibit E is correspondence seeking to resolve the issue of the weatherproofing. We are willing to pay for the work to install the flashing and remediate the encroachment and we have proposed a design that drains water away from Appellants deck. We cannot understand our neighbor's refusal to accept this solution.

Conclusion.

In summary, Appellants Request for Jurisdiction should be denied. They have not met the standard to justify the Request and only have raised issues that are for private resolution. Time after time, Ms. Attard and Mr. Clifford have ignored

formal opportunities to register their concerns (Neighbor Review; 311 notification period; Building permit appeal; Discretionary review filing). Yet we have accommodated their concerns whenever given the opportunity. We are now 16 weeks into construction with the exterior nearly completed having relied on our permits, it appears to our detriment. Our neighbors strongly support our project and its benefits to the neighborhood. They would like to have the project completed expeditiously. They have also testified to our character. (See Exhibit E.) We need to move forward on solutions to fully remediate their encroachment, to flash the properties together, and to complete our siding. This calls for a neighbor-to-neighbor negotiation, not a Request for Jurisdiction.

Sincerely,

 
Maneesh Jain and Nadya Ramsaroop

Enclosures

cc: John Clifford and Charlene Attard

EXHIBIT A

Exhibit A

Minutes from Neighbor Meetings with our Architect at their house on
August 28, 2013 and March 13, 2014

MEETING MINUTES

Date: 03.13.14, 3- 4:30pm
Where: 153 Randall
Why: Review plans which came with 311 notification
Attending: Charlene Attard, John Attard, David Y, Nadya Ramsaroop (partial)

1. Review of the revised Design

Reviewed the new flat roof design, explained that the roof was changed from a gable to a flat roof at the request of Planning. Planning wanted to see the mass and visible bulk at the street reduced. I also explained that the roof height is very close to the previous height of the side walls in the gable roof design. Explained that overall, the revised design resulted in reduced mass and more light to her property.

2. Rear Building Line at 3rd Floor

Charlene asked where the South exterior wall of the 3rd floor would begin. I explained that per the design drawings, we were pulling back the rear wall approximately 7'-4" from the existing South wall (at 2K rear yard level). I explained that the 3F building line was the same as the rear yard setback line. Charlene stated that this was the area of highest concern for her. (At the first meeting with Charlene, the build out of the 3rd floor rear was not a high priority or a major concern). Explained that our new flat roof design would drain water to the inside of the building and would significantly reduce the risk of rainwater seeping on to their downslope property.

Charlene requested we reduce the footprint of the 3rd floor at the rear by 7 to 10', to align with the guardrail of her deck. I explained that this was not a viable option for the Owner because the structural and architectural permit drawings have been completed, and the owners area schedule to move out in a few weeks. I also stated that this was not a concern brought up when I first met with them. I also explained that this area is for the kids' bedrooms, and that shortening the overall length would result in a project delay and additional costs for the Owner.

3. East Facade Siding

Charlene requested that we remove the asbestos shingle from this side wall. I responded that we will properly abate the asbestos siding, and replace with painted ship lap wood siding of her color choice.

4. East Light well Window at 3F

Explained to Charlene that the Owners had agreed to reduce the size of the existing window per her previous request. Explained that this is a fire rated window which is not operable. Explained that the Owners would like to maintain a view to Bernal Heights but were willing to raise the sill height to insure more privacy for Charlene and John.

5. 2F Street Side Deck East Fire wall

Explained that per her request, we were going to submit the building permit Addendum with a 30" high fire wall. Explained that DBI might ask that we raise the height to 42", but we would at least try, and that this is a life safety issue mandated by fire code.

6. Height of Roof

Charlene asked how high the proposed roof would be. I explained to her that the new flat roof parapet

height would be approximately 2 feet above the existing ridge of 157 Randall. Explained that the new roof design would result in more light than the previous gabled roof design.

7. Extent of 3F Overhang at North (front)

Explained that during the planning staff review process, we reduced the overhang to 18" from previous design of 2'-2". Charlene seemed to be ok with this.

8 Nadya at Meeting

Charlene called Nadya on the phone and asked if she could come over and review some of the items. Nadya came over, and we (Nadya, Charlene and John Attard, and I) quickly reviewed Charlene's concerns again. I left the 3 of them around 4:30pm.

Meeting minutes are part of the official Project Record. Comments and revisions to the minutes should be received within 7 days of the date of issuance.

September 4, 2013

MEETING MINUTES

Date: 08.28.13
Where: 153 Randall
Why: Review Design as submitted to SF Planning (311)
Attending: Charlene Attard, John Attard, David Y

1. Review of Current Design

Reviewed the basic design, zoning envelope, set backs, height limit, fire restrictions, and the reason for the project, which is to have a usable 3rd story with at least 8 feet of headroom.

2. 3rd Floor North Wall at Street

The current 3rd floor exterior wall (North) of the new Master BR extends North of the 2nd floor Living RM wall by 2'-2". This will land in the middle of Charlene's 3F railing. Charlene requested that we keep the wall to the South of her railing, preferably aligned with the 2nd floor below, or set back from the 2nd floor wall.

3. Height of 3rd floor Wall East

Reviewed the height of the proposed design at the East property line. This wall will be approximately aligned with the high point of Charlene's clay tile roof (ridge running E-W). Charlene seemed to be ok with the height, and understood that the height was established by the 8'-4" ceiling height at the interior. I stated that it might be possible to come down 4" by having 8'-0" at the interior.

4. 2F Street Side Deck East Firewall

Reviewed the 42" required height of the deck firewall, which allows us to use the deck area at the East property line. The 42" height will put the wall higher than Charlene's West wall (her property is downslope). Charlene requested that we lower the height to align with her wall. I explained that the height was code mandated. We discussed the possibility of building the 42" high wall, then lowering after final inspection. We discussed that this would need to be disclosed in the even of a sale of either property. Charlene asked what we are doing at the West side of the proposed deck. I explained that we are staying back approximately 4'-4" from the West property line of 157 Randall. Charlene requested that we make use of the West side not the East side which is adjacent to her property.

5. Window at East Light Well

Reviewed the 3F proposed plan which keeps the existing window at the light well. John requested that we consider removing this window and add skylights at the interior. I told John that I would discuss this option with you.

6. Rear Yard Kids Deck

Reviewed the deck layout, explained that the existing South wall of the 2nd floor is technically encroaching into the required rear yard setback, and that the 3rd floor South exterior wall of the kids bedrooms is positioned at the rear yard setback limit. Explained

that the deck is set back 5' -0" from both East and West property lines to avoid building a 42" H firewall on either side. Charlene asked that we consider doing the same at the front deck.

7. Drainage at 153 Randall Concrete Retaining Wall

Spent some gratis time (1/2 hour) discussing options on how to mitigate the water that comes in to the sunken area through weep holes John drilled into the concrete walls. This issue was completely independent of the design review.

8. Summary

Charlene wrote down her 3 major concerns (items #2,4, and 5) on a sticky and gave it to me. I told her I would discuss the meeting with you and Maneesh, but did not make any promises. I did not provide a date for getting back to her, but said 'in the next few weeks'.

Meeting minutes are part of the official Project Record. Comments and revisions to the minutes should be received within 7 days of the date of issuance.

EXHIBIT B

Exhibit B (Timeline)

5/30/13 Neighborhood meeting; Appellants don't attend. **8/7/13** (Owner's home) & **8/28/13** (Appellant's home with Architect) meetings to review the project. **9/8/13** Maneesh & John discuss Appellant concerns per 8/28/13 minutes. **10/8/13** Owner/Architect/Michael Smith meeting to address the roof/massing change. **10/16/13 Residential Design Team (RDT)** confirms design is consistent with review. **12/7/13** Maneesh updates John on plan changes and accommodation of their concerns from 8/28/13: 3F North Wall pulled back, 2F firewall height set at DBI minimum, 3F window made higher/inoperable. **1/12/14** Maneesh texts John Re: 311 notification. **2/13/14** Charlene confirms 311 receipt to Maneesh who invites discussion as needed. **2/28/14** Architect/Charlene phone call; 3F North Wall setback only concern raised. **3/2/14**: 311 expires. Architect meeting at Appellant's home rescheduled to **3/13/14** (Charlene declines to meet with Architect by phone or with his assistant in person on 3/3/14). **3/13/14** Appellants request 3F rear setback be moved an additional 9ft. for the first time. Architect/Nadya say this is not feasible at this stage. **4/4/14** letter to Appellants that project to proceed as planned.

EXHIBIT C

Exhibit C

Complaint Data Sheet



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201489993

OWNER/AGENT: JAIN-RAMSAROOP REVOC TR
 JAIN-RAMSAROOP REVOC TR
 MANEESH JAIN & NADYA K RAMS
 157 RANDALL ST
 SAN FRANCISCO CA
 94131

DATE FILED: 13-AUG-14
 LOCATION: 157 RANDALL ST
 BLOCK: 6663 LOT: 031
 SITE:

OWNER'S PHONE --
 CONTACT NAME
 CONTACT PHONE --

RATING: OCCUPANCY CODE
 RECEIVED BY: Gregory Slocum DIVISION: INS
 COMPLAINT SOURCE: TELEPHONE

COMPLAINANT: Charlene Attard

ASSIGNED TO DIVISION: BID

SAN FRANCISCO

COMPLAINANT'S PHONE --

DESCRIPTION: Work not according to approved plans (building too high)
 INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	SIMAS	6218	16	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
13-AUG-14	CASE OPENED	BID	D SIMAS	CASE RECEIVED	
15-AUG-14	OTHER BLDG/HOUSING VIC CES	D	SIMAS	CASE CONTINUED	co-ordinate with district inspector for height verification. D Duffy.
19-AUG-14	OTHER BLDG/HOUSING VIC CES	D	SIMAS	CASE CLOSED	Measured building with Insp Simas. Building height according to approved plans. D Duffy.

COMPLAINT ACTION BY DIVISION

DIVISION	DATE	DESCRIPTION	ACTION	COMMENT
----------	------	-------------	--------	---------

NOV (HIS) NOV (BID)

ISS Inspection History



Block	Lot	Struc- ture #	Street #	Street name	Sfx	Unit
6663	031	0	157	RANDALL	ST	

Source

- Complaint No.
- Permit **201306250447**
- Address

Application Description

28 SQ FT HORIZONTAL ADDITION TO 3RD FL W/ RAISE ROOF 8'10". INTERIOR REMOC

Owner name	Form #	Value	Disposition type	Disposition Date	Special Inspection
JAIN-RAMSAROOV REVOC TF	3	\$286,622.00	ISSUED	04/25/2014	<input checked="" type="checkbox"/> Special Inspections

Phone	# of Plans	# of Units	# of Stories	Occu- pancy	Bldg. Use	Expiration Date	Penalty
(650)281-5648	2	1	3	R-3	27	04/25/2015	0

Inspector Name	Activity Date	Status Code	Status Description	Description	Turn around Task		
					code	minutes	Type
Simas, Donald	08/28/2014	122	REINFORCING STEEL		AR	00:30	VS
Duffy, Donal	08/19/2014	109	COMPLAINT INVESTIG		AR	00:30	CS

INSPECTIONS

EXHIBIT D

Exhibit D

Weatherproofing Report

3 July 2014

VIA EMAIL

Nadya Ramsaroop and Maneesh Jain
157 Randall Street
San Francisco, CA 94131

Re: 157 Randall Street San Francisco, CA - #14118
Subj: Site Visit

Dear Maneesh and Nadya,

The following is a brief review of our site visit conducted at the above referenced property on 1 July 2014. The Project generally consists of a remodel and addition to an existing two story, single family residence. The structure is wood frame with concrete foundations. The existing building abuts the neighboring structures on the east and west sides. The proposed remodel includes removing the existing steep sloped roof and the construction of a vertical addition to the third storey. Primary exterior finishes will include exterior wood siding, wood trim, painted wood windows and doors and a new low sloped roof.

The investigation primarily focused on the roof to wall junction between the Project building and the adjoining structure to the east. The finishes of the neighboring structure include exterior cement plaster, wood siding and terra-cotta roofs. Rain water from the roof is collected via external gutters and downspouts (photo 1).

Observations:

As noted above, the Project building originally had a sloped roof. The existing sloped roof met the west wall of the adjacent building creating a valley condition (photo 2). The neighboring roofline is currently approximately 4' above the existing joint between the two buildings (sketch 1). The eave of the neighboring roof appears to overhang the property line by approximately 3" with the rain gutter extending further over the property line.

As noted above, the current scope includes converting the existing attic space of the Project building into a full story. The proposed design alters the existing conditions between the two buildings as the roofline of the neighboring building will now abut the east wall of the addition (sketch 2).

A new roof to wall transition detail will be required between the two buildings as a result of the proposed addition. Best practice dictates that the roof to wall transition be tied into the roof membrane of the neighboring building. Installation of the new roof to wall detail will include the following:

- Removal of three courses of terra-cotta tile from the neighboring roof.
- Framing a sloped roof valley where the existing terra-cotta roof meets the new east wall of the addition.
- Fabrication of a continuous copper saddle flashing for the entirety of the joint between the two buildings.
- Counterflashing the saddle flashing at the neighboring roof and within the new wall assembly at the addition.
- Construction of a new collector box at the neighbors roof edge and connection into the neighbors existing downspout.

NSB has prepared sketches (sketches 3, 4 and 5) of the recommended assembly and attached them with this letter.

We are available to provide additional technical support and develop additional documents as requested.

If you have any questions or comments regarding our investigation of subsequent repair recommendations, please contact us.

Sincerely,
Neumann Sloat Blanco Architects LLP

Alex Monaghan
Project manager

Encl.: Photos 15 May 2014
Photos 15 May 2014

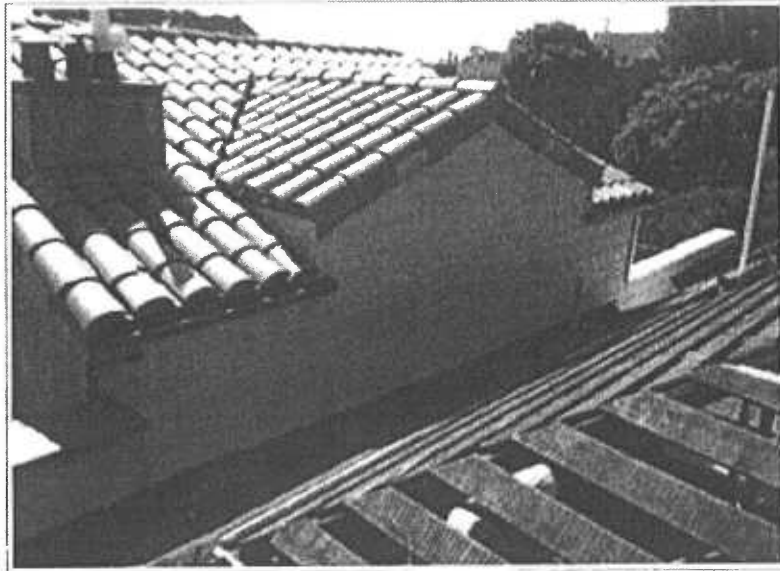


Photo 1- Existing condition at the neighboring roof.

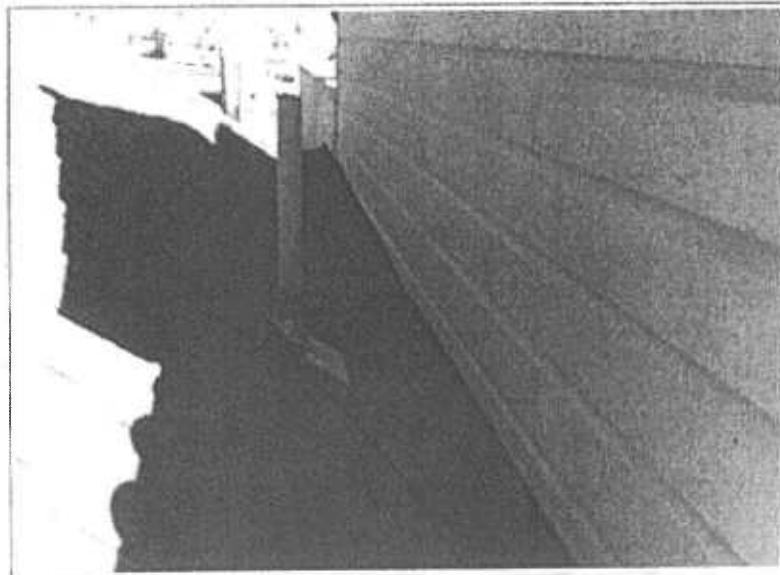
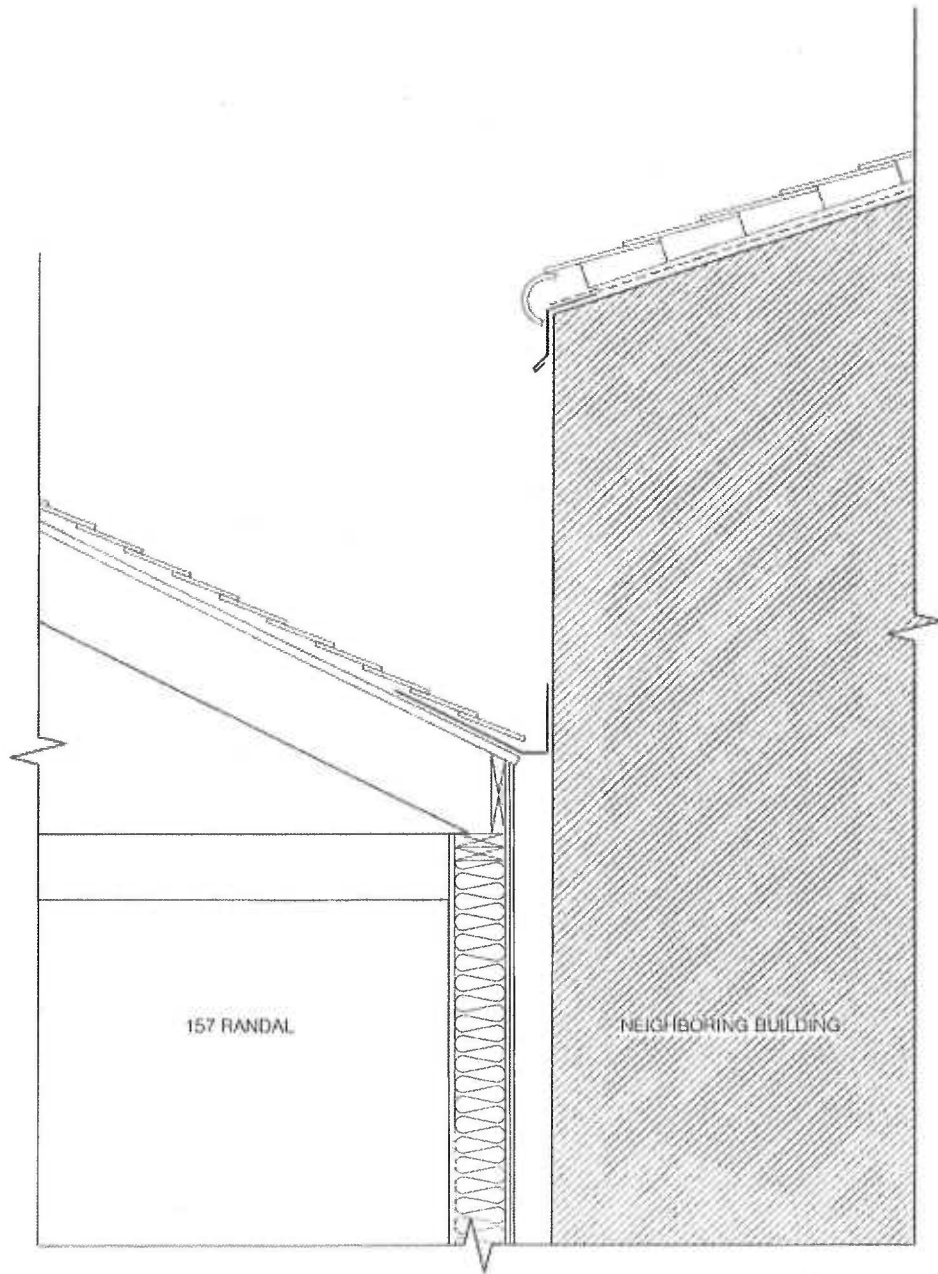
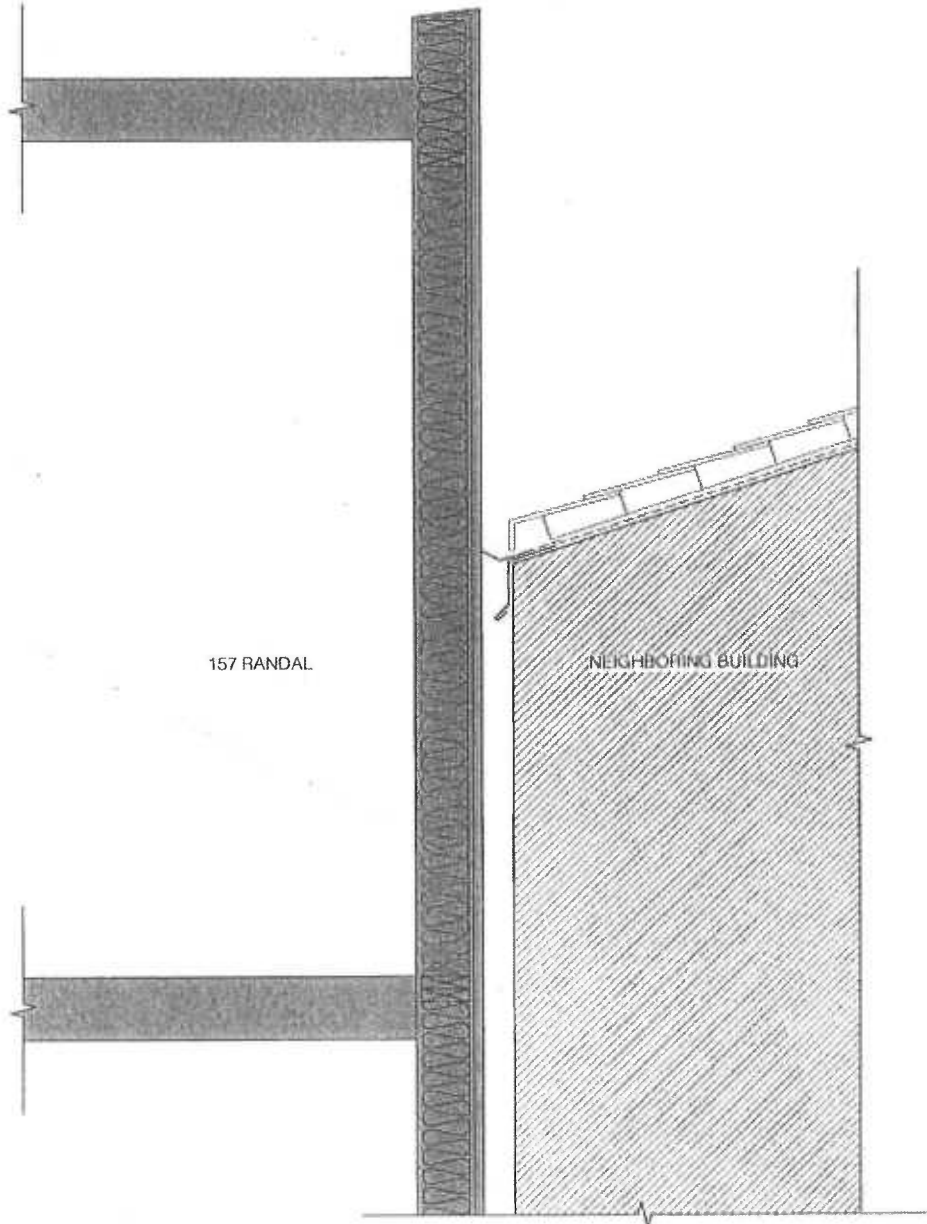


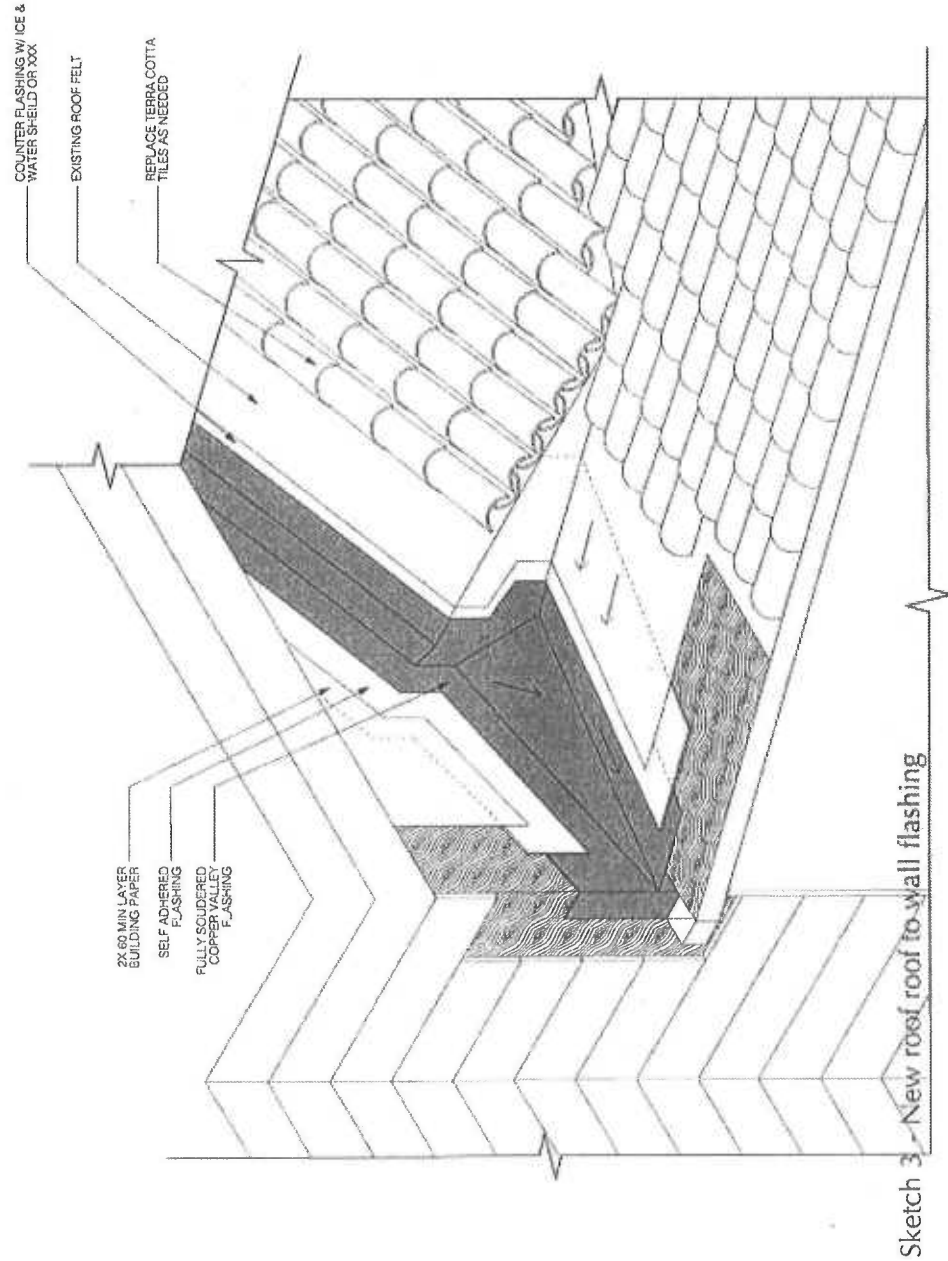
Photo 2- Existing valley between neighboring wall and steep sloped roof.

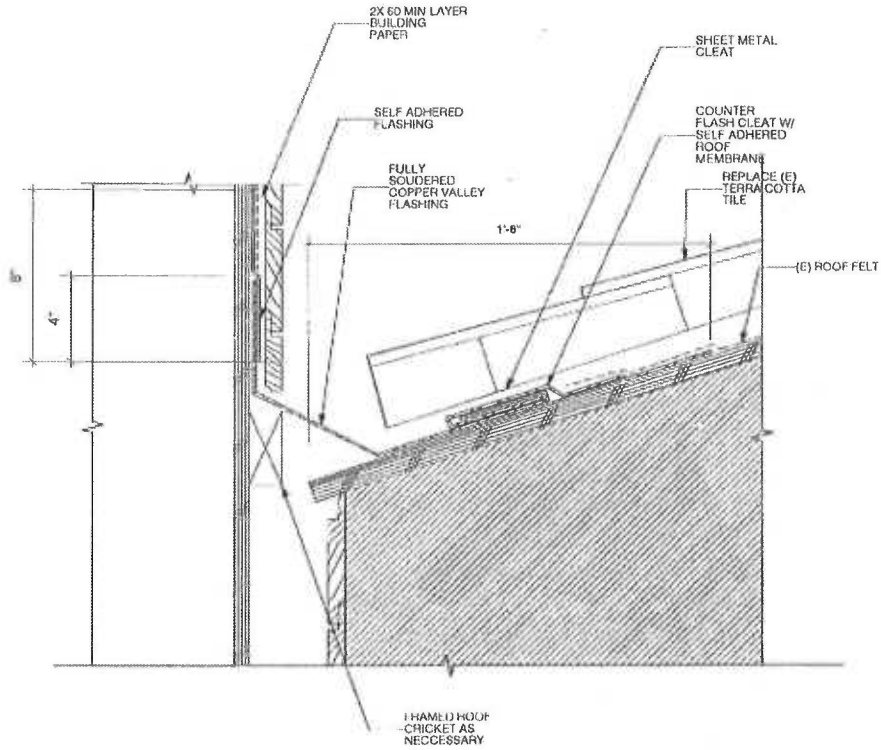


Sketch 1 - Existing condition

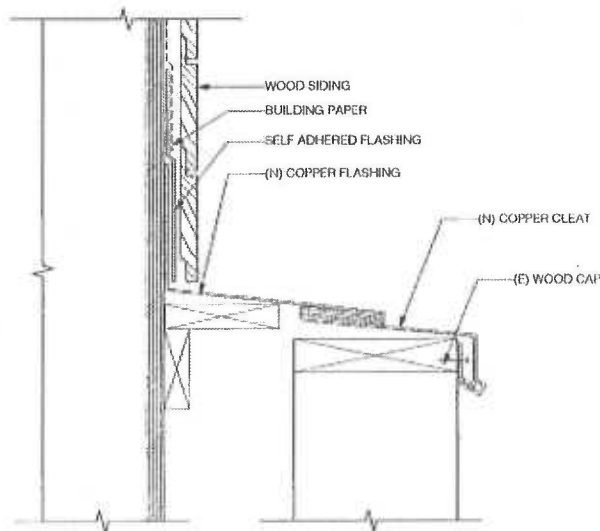


Sketch 2 - Proposed condition





Sketch 4 - New roof to wall detail



Sketch 5 - New roof to wall detail at neighboring wing wall

EXHIBIT E

Exhibit E

Correspondence Attempting to Reach An Agreement

----- Forwarded message -----

From: <caattard@aol.com>

Date: Tue, Sep 2, 2014 at 7:58 AM

Subject: Re: Following up on property line Flashing discussion

To: clonduffconst@hotmail.com, charlene@charleneattard.com, jgctlm@aol.com

Cc: maneesh.jain@alumni.stanford.edu, nadyakr@yahoo.com

No.

Charlene Attard

Realtor DRE # 01045729

Alain Pinel Realtors

3701 Buchanan St.

San Francisco, CA

415 648 4488 office

415 608 8585 cell

415 648 2488 Fax

-----Original Message-----

From: Eamonn McCusker <clonduffconst@hotmail.com>

To: charlene <charlene@charleneattard.com>; jgctlm <jgctlm@aol.com>

Cc: Maneesh Jain <maneesh.jain@alumni.stanford.edu>; Nadya

Ramsaroop <nadyakr@yahoo.com>

Sent: Sat, Aug 30, 2014 2:54 pm

Subject: Following up on property line Flashing discussion

> Charlene and John,

>

> I'm following up on our discussion Tuesday AM (Aug 26)
regarding flashing options between the properties.

>

> Flashing between zero lot line properties is typical in SF to
prevent water damage to either property in the event of rain,
with several examples in your
neighborhood.

>

> What are your thoughts on the sloped/cap flashing option I had

explained Tuesday? This effectively collects the rainwater off the property line wall and drains it onto the deck at 157 Randall street. It addresses your concern of water drainage onto your property.

>

> Let us know your thoughts. Maneesh and I are available to meet as needed. Have a good labor day weekend.

> Take care
> Eamonn

From: <jgctlm@aol.com>
Date: Sun, Aug 24, 2014 at 9:40 AM
Subject: Re: Completion of Roof Work
To: maneesh.jain@alumni.stanford.edu

Maneesh,
We removed the gutter which was impeding the progress of your remodel. You are responsible for all subsequent waterproofing which is directly necessitated by your remodel. We contracted with Standard Roofing (this is non-negotiable) to remove the existing gutter. They will complete the work as per your proposal of July 3, 2014. Please deliver a check tomorrow payable to Standard Roofing in the amount of \$3000. We will pay the remainder as a good neighbor gesture.
Thank you,
John Clifford

-----Original Message-----

From: Maneesh Jain <maneesh.jain@alumni.stanford.edu>
To: caattard <caattard@aol.com>; charlene <charlene@charleneattard.com>; jgctlm <jgctlm@aol.com>
Cc: clonduffconst <clonduffconst@hotmail.com>; maneesh.jain <maneesh.jain@stanfordalumni.org>
Sent: Mon, Aug 18, 2014 2:19 pm
Subject: Re: Completion of Roof Work

Time is of the essence. As a courtesy reminder, Standard Roofing has left your roof exposed, should there be a chance of rain at the end of the week or early next week.

Regards,
Maneesh

On Aug 18, 2014, at 11:05 AM, "caattard@aol.com" <caattard@aol.com> wrote:

We will get back to you at the end of the week or early next week.

Charlene Attard

Realtor DRE # 01045729
Alain Pinel Realtors
3701 Buchanan St.

San Francisco, CA
415 648 4488 office
415 608 8585 cell
415 648 2488 Fax

-----Original Message-----

From: Maneesh Jain <maneesh.jain@alumni.stanford.edu>
To: Charlene <charlene@charleneattard.com>; Charlene Attard <caattard@aol.com>;
jgctlm <jgctlm@aol.com>
Cc: Eamonn McCusker <clonduffconst@hotmail.com>; maneesh.jain
<maneesh.jain@stanfordalumni.org>
Sent: Sat, Aug 16, 2014 9:08 pm
Subject: Completion of Roof Work

Charlene and John,

We hope you had an enjoyable trip out of town.

We are ready for your roofer (Standard Roofing) to complete the work they had started, including edge flashings to all edges that were previously flashed or should be flashed.

Our contractor (Eamonn McCusker, copied) has recommended that this work be completed ASAP while we still have good weather. Please let us know how soon your roofer can do this.

On property line areas other than the roof area, we can get our roofer to do the flashing. However, let us know your preference. If you have any questions, please contact me.

Regards,

Maneesh

650.281.5649 (mobile)

From: **Charlene Attard** <caattard@aol.com>
Date: Tue, Jul 22, 2014 at 11:34 AM
Subject: Re: Standard Roofing Contract
To: Maneesh Jain <maneesh.jain@alumni.stanford.edu>
Cc: Charlene <charlene@charleneattard.com>, "jgctlm@aol.com" <jgctlm@aol.com>, "clonduffconst@hotmail.com" <clonduffconst@hotmail.com>

If you refuse to sign contract taking responsibility for payment, please send a signed statement saying that you have received both statements from Standard Roofing dated July 18th, 2014 and that you assume full responsibility for payment minus the cost for removal of existing gutter and tiles extending beyond junction of property walls. Also state that you agree to have Standard Roofing complete the entire job. This is the only way that the removal of tiles and gutter will be done before July 25th and prior to August 8.

Sent from my iPhone
Charlene Attard
CharleneAttard.com

On Jul 22, 2014, at 11:23 AM, Maneesh Jain <maneesh.jain@alumni.stanford.edu> wrote:

Charlene and John,

To remove the encroachment, we will grant access to our property. All other work to remedy the encroachment can only be performed on your property, including the flashing of the two houses. All of this can be done in coordination with our contractors and does not require us to enter into a contract with your roofer. We are not in a position to authorize, assume any liability, or responsibility for any work done on your property. Therefore, we are not able to enter into any agreement directly with Standard Roofing, your roofer. This is a non negotiable item.

We can only assume that by indicating your intent to not sign the letter agreement, you are not interested in any financial contribution from us to remedy the encroachment from your roof. As a reminder, this encroachment is solely your responsibility.

We wish to reach an agreement. We are willing to pay you for the terms of the agreement (\$5000.00) and will extend the deadline for signing to 5PM Tuesday, July 22, 2014. We are available to discuss any issues you have with the agreement. As our counsel indicated, if we cannot reach an agreement, we will pursue legal action to have the encroachment removed by Friday July 25th, 2014.

Regards,

Maneesh

EXHIBIT F

Exhibit F

Letters of Support

September 1, 2014

Re: Support letter for the owners of 157 Randall Street

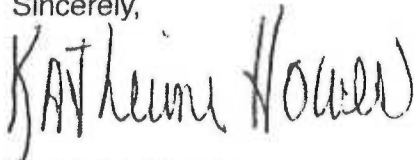
I am writing a support letter on behalf of Nadya Ramsaroop and Maneesh Jain who are remodeling their house located at 157 Randall Street. They and their two young daughters have been my neighbors since 2005. During this period of time they have been very friendly and responsible neighbors.

Their neighborhood outreach before and during their remodel has been exceptional. On May 2014, they conducted a formal neighborhood meeting in which their architect presented a model of the proposed remodel and answered questions. In addition to this meeting Nadya and Maneesh have communicated with the neighborhood on multiple occasions informing us about the status of the project. On a continual basis they have made themselves available to answer questions and concerns. They have even offered to make their architect available to answer questions and concerns on a continual basis.

We live on a street which has had many remodels and several new homes built. I have lived here twenty eight years. This family has provided the most informative outreach and consideration for the neighborhood I have ever experienced.

I fully support this thoughtful remodel. Nadya, Maneesh and their two children are wonderful neighbors, and I am glad they have chosen to stay in neighborhood. Their remodel is very compatible with the neighborhood and will be stunning when finished.

Sincerely,

A handwritten signature in cursive script that reads "Katherine Howes". The signature is written in dark ink and is positioned above the printed name and address.

Katherine Howes
Owner of 158 and 158 A Randall Street

August 30th 2014

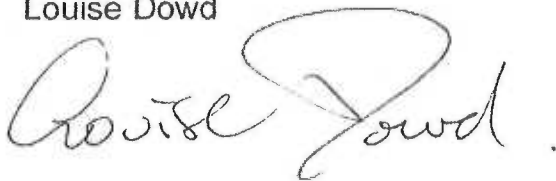
To whom it may concern,

My name is Louise Dowd. I live at 160 B Randall Street with my husband Dan and 2 children, Liam(5) and Abbey(3). I have known Nadya and Maneesh and their daughters Serina(8) and Riyana(5) since 2007 when we moved to the neighborhood. In our experience they have been exceptional neighbors, warm, friendly and very trustworthy.

They have been active and considerate in their outreach to the neighborhood regarding the remodel of their home at 157 Randall st. In addition to the formal neighborhood meeting on May 30th 2013 they reached out to us on multiple occasions informing us of the status of the project, answering any questions and offering to make their architect available. They notified us when changes were made to their plans.

In our experience dealing with Maneesh and Nadya, they have been straightforward, upfront and without hidden agendas. We fully support the remodel of Maneesh and Nadya's home. The project will provide housing for a young growing family in a way that is compatible with our neighborhood.

Sincerely,
Louise Dowd

A handwritten signature in cursive script that reads "Louise Dowd". The signature is written in black ink and is positioned below the typed name.

MARY POWELL & ADAM MESSINGER
161 Randall Street
San Francisco, CA

September 2, 2014

Re: Construction at 157 Randall Street

To Whom It May Concern,

Nadya and Maneesh have requested that we compose a letter that explains how the remodel of their home at 157 Randall Street has impacted us. We live at 161 Randall Street, which is next door to Nadya and Maneesh. We have been their neighbor since 2008. In the 6 years that we have been neighbors, we have found them to be honest and caring people.

While construction and remodel of a neighboring home is always hard on everyone, we feel that they have been very open about the process and provided us with any information that we have requested. When we have had issues with the noise or the design, they have been very accommodating. We appreciate that they are working on making their house nicer—which is a benefit for the neighborhood. We have been supportive of their efforts and we have found that they have been respectful of us.

Regards,



Mary E. Powell

cc: Adam Messinger

September 3, 2014

To Whom It May Concern,

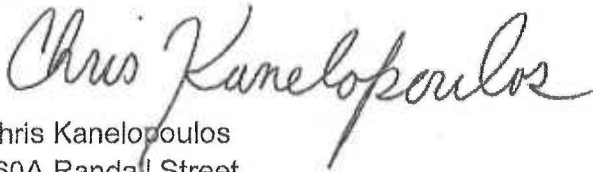
My name is Chris Kanelopoulos, and I live across the street from Nadya Ramsaroop and Maneesh Jain at 160A Randall Street. My wife and I have lived here for about 12 years, and we also have two young sons.

I'm writing to support the efforts of Nadya and Maneesh as they attempt to remodel their home. Nadya and Maneesh and their daughters have been our neighbors since 2005. They have been warm and friendly neighbors since the day that they moved in, and their considerate nature has extended to the clear communication that they have provided us regarding the remodel of their home at 157 Randall Street.

We were invited to a formal neighborhood meeting on May 30, 2013, at which Nadya and Maneesh, and their architect, were available to answer any questions about the project. Additionally, they have reached out to us on multiple occasions to inform us of their progress, and they have also notified us when changes were made to the original plans.

Maneesh and Nadya have been straightforward and up front with us at each stage of their project and we fully support the remodel of their home. The project will provide housing for a young, growing family in a way that is compatible with our neighborhood.

Sincerely,



Chris Kanelopoulos
160A Randall Street
San Francisco, CA 94131