

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
MARC FREED-FINNEGAN, _____)
Appellant(s))
vs.)
PLANNING DEPARTMENT, _____)
Respondent

Appeal No. **24-034**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on May 3, 2024, 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 CANCELLATION on April 26, 2024, of Building Permit No. 2024/0313/7715 (The proposed scope of work is inconsistent with the prior appeal decisions by the Board of Appeals under 17-191 and 17-192. Building Permit 20180323449 (issued on August 21, 2018) and 20141181848 (issued on November 29, 2017) were approved by the Planning Department to authorize two dwelling units on the subject property. Scope of work for the cancelled permit: permit to revise CFC as a single-family dwelling, rescinding CFC as two dwelling units; no legally qualifying kitchen was installed at lower level; additional unit authorized to be created under Permit No. 201902011902 was not created per Planning Department requirements for a qualifying kitchen, home to retain single family dwelling status). Subject property: 363 Jersey Street.

APPLICATION NO. 2024/03/13/7715

FOR HEARING ON July 17, 2024

Address of Appellant(s):

Address of Other Parties:

Marc Freed-Finnegan, Appellant(s) 363 Jersey Street San Francisco, CA 94114	N/A
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Date Filed: May 3, 2024

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

PRELIMINARY STATEMENT FOR APPEAL NO. 24-034

I / We, **Marc Freed-Finnegan**, hereby appeal the following departmental action: **CANCELLATION** of **Building Permit No. 2024/03/13/7715** by the **Planning Department** which was issued or became effective on: **April 26, 2024**, for the property located at: **363 Jersey Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **May 23, 2024, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org matthew.greene@sfgov.org

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **June 6, 2024, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org matthew.greene@sfgov.org marcff@gmail.com

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, June 12, 2024, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

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

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

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

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Marc Freed-Finnegan, appellant

363 Jersey St / Summary of Appeal

February 2022: I purchased my single family home. It remains unaltered since my purchase.

September 2022: I was surprised to receive a Notice of Violation stating that my home “is currently authorized for Two-Dwelling uses” and there had been an “unauthorized merger/conversion of dwelling units.” In fact, two units had never been constructed or merged.

September 2023: The ZA held a hearing to review this issue and shared that my home was built as a single family dwelling. After it was renovated in 2020, the Certificate of Final Completion and the 3-R report both confirmed that my home continued to be a single family dwelling. However, in response to the 2022 enforcement case, DBI issued a new CFC showing a two-unit status but then determined that that CFC was issued inappropriately since the “kitchen” in the “2nd unit” did not comply with Planning guidelines.

Given these circumstances the ZA suggested two possible paths to correct the Notice of Violation:

- (1) File a building permit to add a 2nd unit + renovate to construct a legal 2nd unit
- (2) File a building permit to legalize the as-built conditions

The ZA said that Planning would deny the permit for path (2) because it would not be consistent with prior BofA decisions (17-191 and 17-192), but I would have the option to appeal to the BofA. He advised that an appeal would have merit because no second unit was ever created; hence, a permit to legalize the as-built condition would not result in the removal of a dwelling unit. In addition, the prior BofA decisions never imposed any requirement to construct a 2nd unit. Instead, those decisions approved what a group of neighbors had negotiated + resolved among themselves to address a proposed underground garage. The unit count was not an issue for the parties of that DR or BoA decision. Given the powers granted to the ZA, he advised that he could not unilaterally approve the permit to legalize existing conditions, but the BofA could.

After careful consideration and given the many challenges presented, I believe that legalizing the existing conditions is the most straightforward and least costly way to satisfy the enforcement case. Therefore, I filed a building permit to legalize the as-built conditions and as previewed, Planning denied this permit. I am now bringing this to the BoA seeking approval of the legalization permit.



April 26, 2024

NOTICE OF CANCELLATION
Building Permit Application No: 2024.0313.7715
Job Address: 363 JERSEY ST
Cancel Date: June 26, 2024

MARC FREED-FINNEGAN LVG TR
363 JERSEY ST
San Francisco, CA 94114

Dear Applicant(s):

The above referenced application has been cancelled by the San Francisco Planning Department for the following reason(s):

- The proposed scope of work is inconsistent with the prior appeal decision by the Board of Appeals under 17-191 and 17-192. Building Permit 20180323449 (issued on August 21, 2018) and 20141181848 (issued on November 29, 2017) was approved by the Planning Department to authorize two dwelling units on the subject property.

If you have questions regarding this matter, please contact **Ada Tan** from Planning at (628) 652-7403 within 60 days of this letter or else your permit application will be cancelled per 2022 SFBC 106A.3.8 on **June 26, 2024**

You may appeal the cancellation of this building permit application to the Board of Appeals (BOA) within fifteen (15) days of the date of this letter, except post-entitlement in conjunction with the creation and/or legalization of one or more housing units. Your eligibility to appeal this cancellation must be confirmed by the BOA. The BOA accepts appeals by email, phone, and in-person by appointment only. If you have questions regarding the appeals process, you may email the Board of Appeals at boardofappeals@sfgov.org or call at (628) 652-1150.

Sincerely,

A handwritten signature in cursive script that reads "Natali Sun".

Permit Services
Department of Building Inspection

cc: TROY KASHANIPOUR
2325 3RD STREET, SUITE# 401
San Francisco, CA 94107

CERTIFIED MAIL RETURN RECEIPT
CERTIFIED MAIL RETURN RECEIPT ON FILE

Permit Services
49 South Van Ness Avenue, Suite 500 - San Francisco CA 94103
Office (628) 652-3600 – FAX (628) 652-3609 – www.sfdbi.org

Permit Details Report

Report Date: 5/2/2024 4:21:13 PM

Application Number: 202403137715

Form Number: 3

Address(es): 6538 / 031 / 0 363 JERSEY ST

Description: PERMIT TO REVISED CFC AS A SFD, RESCIDING CFC AS 2 DWELLINGS UNITS.NO LEGALLY QUALIFYING KITCHEN WAS INSTALL @ LOWER LEVEL.ADDITIONAL UNIT AUTHORIZED TO BE CREATED UNDER PERMIT #2019-0201-1902 WAS NOT CREATED PER PLANNING DEPT REQUIREMENTS QUALIFYING KITCHEN, HOME TO RETAIN SFD STATUS.

Cost: \$1.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
3/13/2024	TRIAGE	
4/10/2024	FILING	
4/10/2024	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
PRE-BLDG		3/14/24	3/14/24			3/14/24	JONES DAVID	628-652-3780	Approved	BLDG/PAD-STR deemed complete in OnBase, DMJ 03/14/2024; reviewed and deemed complete again the resubmittal, DMJ 04/01/2024;
PRE-MECH		3/19/24	3/19/24			3/19/24	SHAIKH MOHSIN	628-652-3780	Approved	3/19/24 Completeness checked in OnBase.
PRE-MECH-E		3/13/24	3/13/24			3/13/24	CHENG JASON	628-652-3780	Not Applicable	R3
PERMIT-CTR		3/12/24	3/13/24			3/22/24	JACKSON AMIRA	628-652-4900	Issued Comments	Interagency completeness review. See completeness review letter for issued comments.
PERMIT-CTR	1	3/27/24	4/1/24			4/4/24	YAMAMURA WENDY	628-652-4900	Approved	Resubmission - Interagency completeness review.
CPB		4/4/24	4/4/24			4/10/24	GUTIERREZ NANCY	628-652-3240	Administrative	Submitted for review.ng
CP-ZOC		4/10/24	4/17/24			4/25/24	TAN ADA	628-652-7300	Denied	Planning Disapproval Letter issued on 4/25/24. Proposed scope of work is inconsistent with the prior appeal decision by Board of Appeals under 17-191 and 17-192. Building Permit 20180323449 and 201411181848 was approved to authorize 2 dwelling units on the property. AT - 04/17/24. Subject

										to Planning Enforcement Case 2022-001114ENF. Route to Ada Tan for review. (ada.tan@sfgov.org, 03/13/2024).
BLDG		4/10/24						628-652-3780		
MECH		4/10/24					TAN (PETER) JIA JIAN	628-652-3780		
DPW-BSM		4/10/24	4/15/24			4/15/24	DENNIS RASSENDYLL	628-271-2000	Approved	4.15.2024 Approve. EPR- No alteration or construction of City Right-of-Way under this permit . - RD
SFPUC		4/10/24	4/29/24			4/29/24	CHUNG DIANA	628-652-6040	Issued Comments	Issued Comments. Please refer to the comments made in Bluebeam. - 04/29/24. Assigned for review by Cynthia Hoe. - 04/19/24.
SFPUC	1							628-652-6040		
PPC		4/10/24	4/10/24				LUA NATALIE	628-652-3780		4/26/24: 60-day cancellation letter sent out via certified mail per Planning Department and email sent to Marc Finnegan; nl 4/26/24: Cancellation request from Planning received, routed to PPC to send out cancellation letter per Planning; nl 4/26/2024: Received disapproval memo from Planning for the proposed work being inconsistent with the prior appeal decision;nl 4/10/2024: Invite sent to applicant to join BB session;nl 4/10/2024: Bluebeam session created, Invite sent to Planning and Ada Tan, BLDG, MECH, BSM and PUC to start electronic plan review;nl
CPB								628-652-3240		

Appointments:

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

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

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

[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 © 2024

BRIEF SUBMITTED BY THE APPELLANT(S)

Board of Appeals for BPA 202403137715 (363 Jersey St.),

Appealing Planning Staff Denial of Permit

I wish to legalize the existing condition of my home as a single family dwelling based on the following set of facts:

1. My home was originally constructed in 1889 as a single family dwelling.
2. Before I owned it, a developer renovated it in 2021. The original permits for the renovation (2014-1118-1848 and 2018-0323-4449) proposed a 2nd dwelling unit on the ground floor.
3. The project was subject to a DR, Case No. 2014-002504DRP
4. Prior to the DR meeting, the developer met with adjacent neighbors and agreed to remove the subgrade basement level garage to address concerns about the additional excavation. The additional unit remained in the project as vestige of the original permit application. The site permit was issued.
5. The neighbors, in order to ensure proper engineering was done and that their foundations were not jeopardized filed appeals with the Board of Appeals (cases 17-191 and 17-192, Exhibit A; collectively, the "Board of Appeals Decisions"). The applicant hired Benjamin Lai to provide engineering services and a shoring plan for the foundation replacement.
6. The appeals were resolved and the home was renovated. In 2021, the home was sold by the developer to a first owner. I then bought the property in February 2022.
7. When I purchased the home, the 3R report described the home as a single family dwelling. The 3R relied on a CFC dated 1/21/2021 that listed the home as a single family dwelling (Exhibit B), as it had been all along.
8. I have not made any changes to the home since purchasing it.
9. In September 2022, I was surprised to receive a Notice of Violation stating that my home "is currently authorized for Two-Dwelling uses" and there had been an "unauthorized merger/conversion of dwelling units." In fact, two units had never been constructed or merged.
10. I voluntarily invited Planning Department staff into my home.

11. After their visit, DBI issued a new CFC showing a two-unit status. However, they then determined that that CFC was issued inappropriately since the “kitchen” in the ground floor “2nd unit” does not comply with Planning guidelines. Here we agree – the ground floor does not contain a kitchen that meets the requirements of a kitchen for the purposes of establishing a dwelling unit.
12. In September 2023, I met with the Zoning Administrator in a hearing to determine an appropriate remedy. He shared many of the facts above – after my home was renovated, the Certificate of Final Completion and the 3-R report both confirmed that my home continued to be a single family dwelling. However, in response to the 2022 enforcement case, DBI issued a new CFC showing a two-unit status but then determined that that CFC was issued inappropriately since the “kitchen” in the “2nd unit” did not comply with Planning guidelines.
13. Given these unusual circumstances, the ZA suggested two possible paths to correct the Notice of Violation:
 - a. File a building permit to add a 2nd unit + renovate to construct a legal 2nd unit
 - b. File a building permit to legalize the as-built conditions
14. After careful consideration and given the many challenges presented, I concluded that (b) legalizing the existing conditions appeared to be the most straightforward and least costly way to satisfy the enforcement case.
15. The Zoning Administrator shared that he did not unilaterally have the authority to alter the Conditions of Approval as the project had been subject to Board of Appeals Decisions described above. He suggested a path forward via the Board of Appeals.
16. Based on his guidance, I filed a permit application 202403137715, seeking to legalize the existing condition.
17. As previewed, Planning denied this permit because Planning Staff lacked authority due to the Board of Appeals Decisions.
18. I appealed this denial to the Board of Appeals, which does have the power to approve the permit.
19. I am seeking to legalize the existing condition as a single family dwelling through Board of Appeals action.

Arguments in favor of retaining the home's Single Family Status –

1. There was no Planning Code requirement to add the 2nd unit in the original application. This was a voluntary measure.
2. Planning Staff shared that my lot is now within the Central Neighborhoods Large Residence Special Use District (SUD), but that only applies to permits filed in or after 2022. When the original permit was reviewed/approved by the Planning Commission and Board of Appeals, this was not in effect. They shared, "it was determined that, given the unique circumstances in this case where the actual build-out and CFC was for a single unit, and because such work and issuance was completed prior to this SUD, the current building permit under review does not represent an increase in size to the existing dwelling unit contrary to the provisions of this SUD. In other words, this SUD does not prevent the Board of Appeals from granting your appeal and fully legalizing the building as a single dwelling unit"
3. The 2nd unit was not a condition of the negotiation of the neighbors. The neighbors' concern was about the large footprint and excavation. The home footprint was reduced through negotiation between the developer and neighbors prior to the DR hearing. The Planning Commission did not consider the unit count status and accepted the negotiated solution, but took DR to accept the compromises agreed upon.
4. There was never any independent rental or occupancy of any kind of the lower level of the home from the completion of construction in 2021 until the present day.
5. After my home was renovated, the Certificate of Final Completion and the 3-R report both confirmed that my home continued to be a single family dwelling. I purchased my home in reliance upon this City-issued documentation.
6. I have not made any changes or renovations to my home since I purchased it.
7. The home's status was only inappropriately changed after a NOV of violation was issued.
8. To create a legal second unit + conforming kitchen on this property involves significant work to add adequate refrigeration, cooking facilities and ventilation. In particular, ventilation would involve somewhat unimaginable alteration at all levels to bring ductwork to the roof.

9. I have engaged with Planning Staff in a good faith effort to satisfy Planning Staff concerns about the existing condition. Planning Staff has provided suggestions about the process and I have filed this appeal based on their guidance.
10. Planning proposed that the Board of Appeals has authority to allow the approval of the permit 202403137715, which maintains the as-built conditions and the single family status of the home.

Exhibit A

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
RASA MOSS.

Appeal No. 17-191

Appellant(s)

vs.

DEPARTMENT OF BUILDING INSPECTION,
PLANNING DEPARTMENT APPROVAL Respondent

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on December 07, 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 29, 2017 to 363 Jersey LLC, of a Site Permit (new garage and foundations; horizontal addition at rear and vertical addition; complete interior remodel; replace windows in kind; one-hour property line walls and sprinklers; convert under deck space) at 363 Jersey Street.

APPLICATION NO. 2014/11/18/1848S

FOR HEARING ON February 21, 2018

Address of Appellant(s):

Address of Other Parties:

Rasa Moss, Appellant
c/o Ryan Patterson, Attorney for Appellant
Zacks, Freedman & Patterson PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104

363 Jersey LLC, Permit Holder
c/o Michael Horn, Agent for Permit Holder
Horn-Pisano Engineering, Inc.
1406 32nd Avenue
San Francisco, CA 94122

NOTICE OF DECISION & ORDER

The aforementioned matter came on regularly for hearing before the Board of Appeals of the City & County of San Francisco on FEBRUARY 21, 2018.

PURSUANT TO § 4.106 of the Charter of the City & County of San Francisco and Article 1, §14 of the Business & Tax Regulations Code of the said City & County, and the action above stated, the Board of Appeals hereby **GRANTS THE APPEAL AND ORDERS** that the ISSUANCE of the subject permit by the DEPARTMENT OF BUILDING INSPECTION is **UPHELD** on the **CONDITION** that it be revised to reflect the plans dated February 28, 2018 (attached), on the basis that this reflects the agreement of the parties.

THE SUSPENSION MAY NOT BE LIFTED UNTIL FULL-SIZE SETS OF SAID REVISED PLANS ARE ACCEPTED BY BOARD STAFF, THEN APPROVED BY THE DBI AND PLANNING DEPT., AND UNTIL THE DBI ISSUES A SPECIAL CONDITIONS PERMIT WHICH EXECUTES SAID REVISED PLANS.

BOARD OF APPEALS
CITY & COUNTY OF SAN FRANCISCO

Last Day to Request Rehearing: March 19, 2018
Request for Rehearing: None
Rehearing: None
Notice Released: March 20, 2018

Frank Fung, President

Cynthia G. Goldstein, Executive Director

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JOHN & CAROL BRODERICK,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent)

Appeal No. 17-192

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on December 07, 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 29, 2017 to 363 Jersey LLC, of a Site Permit (new garage and foundations; horizontal addition at rear and vertical addition; complete interior remodel; replace windows in kind; one-hour property line walls and sprinklers; convert under deck space) at 363 Jersey Street.

APPLICATION NO. 2014/11/18/1848S

FOR HEARING ON February 21, 2018

Address of Appellant(s):

Address of Other Parties:

John & Carol Broderick, Appellants
c/o Ryan Patterson, Attorney for Appellants
Zacks, Freedman & Patterson PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104

363 Jersey LLC, Permit Holder
c/o Michael Hom, Agent for Permit Holder
Hom-Pisano Engineering, Inc.
1406 32nd Avenue
San Francisco, CA 94122

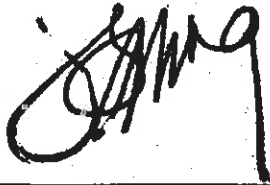
NOTICE OF DECISION & ORDER

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PURSUANT TO § 4.106 of the Charter of the City & County of San Francisco and Article 1, §14 of the Business & Tax Regulations Code of the said City & County, and the action above stated, the Board of Appeals hereby **GRANTS THE APPEAL AND ORDERS** that the ISSUANCE of the subject permit by the DEPARTMENT OF BUILDING INSPECTION is **UPHELD** on the **CONDITION** that it be revised to reflect the plans dated February 28, 2018 (attached), on the basis that this reflects the agreement of the parties.

THE SUSPENSION MAY NOT BE LIFTED UNTIL FULL-SIZE SETS OF SAID REVISED PLANS ARE ACCEPTED BY BOARD STAFF, THEN APPROVED BY THE DBI AND PLANNING DEPT., AND UNTIL THE DBI ISSUES A SPECIAL CONDITIONS PERMIT WHICH EXECUTES SAID REVISED PLANS.

BOARD OF APPEALS
CITY & COUNTY OF SAN FRANCISCO



Frank Fung, President

Last Day to Request Rehearing: March 19, 2018
Request for Rehearing: None
Rehearing: None
Notice Released: March 20, 2018


Cynthia G. Goldstein, Executive Director

**JORGE CARBONELL
ARCHITECTURE +
INTERIORS**
605 MISSISSIPPI ST.
SAN FRANCISCO, CA
94107
TEL (415) 755-5278
FAX (415) 768-1888
jcar@carbonelect.com
www.carbonelect.com

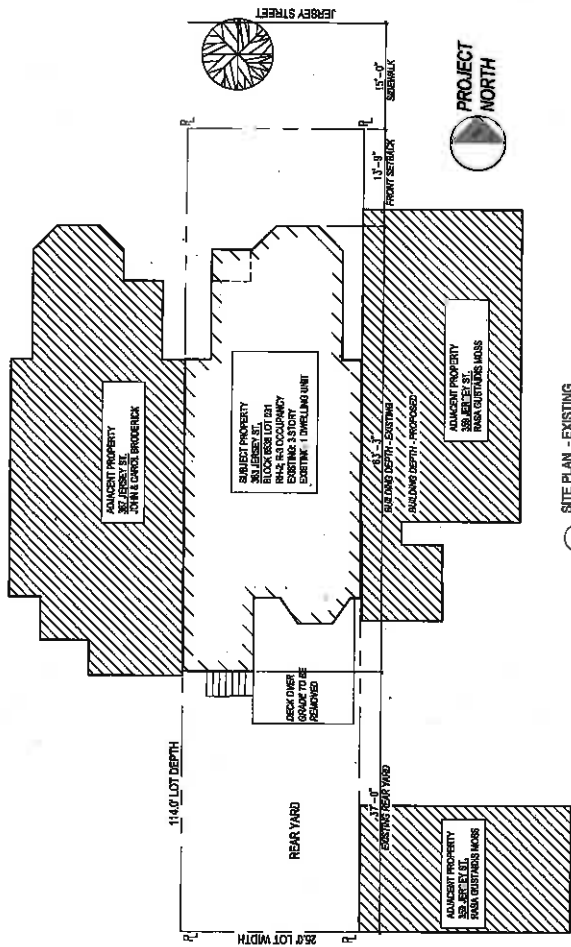
**PROJECT:
RESIDENTIAL ADDITION**
ADDRESS:
363 JERSEY STREET
SAN FRANCISCO, CA
94114
BLOCK 6538 LOT 131

ISSUED
DATE
APPROVAL
02.28.2018

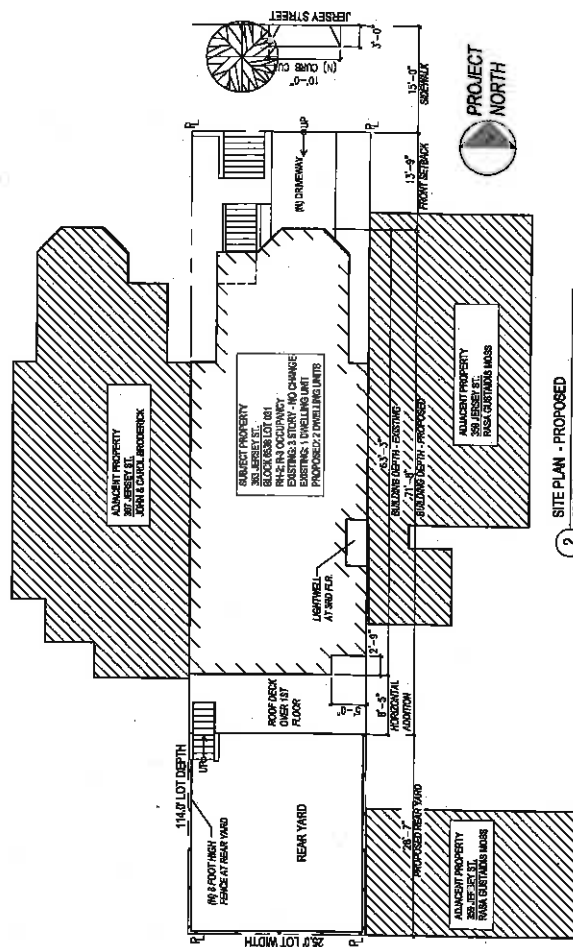
THIS PLAN AND SPECIFICATIONS ARE
APPROVED FOR CONSTRUCTION AS
SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS
OF THE CITY OF SAN FRANCISCO
PLANNING DEPARTMENT
PLEASE CONSULT WITH THE CITY OF SAN FRANCISCO
PLANNING DEPARTMENT FOR ANY ADDITIONAL
PERMITS AND REGULATIONS.
COMPILED BY: J. CARBONELL

SITE PLAN

A1.1



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



② SITE PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

JORGE CARBONELL ARCHITECTURE + INTERIORS
 606 MISSISSIPPI ST.
 SAN FRANCISCO, CA 94107
 TEL: (415) 938-2278
 FAX: (415) 266-1948
 jorge@jorgecarbonell.com
 www.jorgecarbonell.com

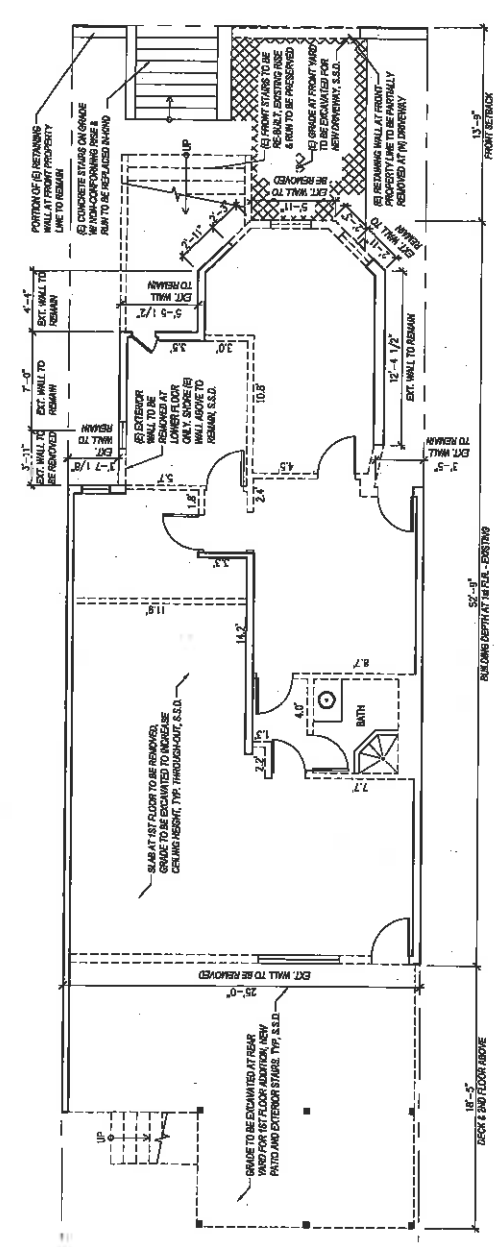
PROJECT:
 RESIDENTIAL ADDITION
 ADDRESS:
 383 JERSEY STREET
 SAN FRANCISCO, CA 94114
 BLOCK 6538 LOT: 051

DATE: 02.28.2018
 SHEET: APPEAL

EXISTING CONDITIONS

A1.2

- DEMOLITION NOTES**
- DEMOLITION WORK SHOWN ON THESE DRAWINGS MAY NOT BE THE COMPLETE DEMOLITION REQUIRED TO ACCOMMODATE NEW WORK. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SCOPE OF THE WORK BEFORE THE CONTRACTOR ADVISES THE ARCHITECT OF ANY CHANGES TO THE SCOPE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - WHERE NECESSARY, THE CONTRACTOR SHALL COORDINATE THE DEMOLITION WORK WITH THE REMAINING EXISTING SYSTEMS & MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES TO BE REMOVED WITH THE REST OF THE EXISTING SYSTEMS TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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 - WHERE NECESSARY, THE CONTRACTOR SHALL COORDINATE THE DEMOLITION WORK WITH THE REMAINING EXISTING SYSTEMS & MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES TO BE REMOVED WITH THE REST OF THE EXISTING SYSTEMS TO BE DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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1 FIRST FLOOR PLAN - EXISTING W/ DEMO
 SCALE 1/4" = 1'-0"

DEMOLITION CALCULATION: HORIZONTAL ELEMENTS

SOFT.	EXISTING SQ. FT.	0000	% OF DEMO
1st FLOOR	1,288 SQ. FT.	88 SQ. FT.	
2nd FLOOR	814 SQ. FT.	714 SQ. FT.	
ROOF OVER FRONT PORCH	182 SQ. FT.	131 SQ. FT.	
ROOF OVER 3RD FLOOR	1,141 SQ. FT.	733 SQ. FT.	
TOTAL	3,375 SQ. FT.	1,683 SQ. FT.	49%

DEMOLITION CALCULATION: EXTERIOR WALLS MEASURED IN LINEAL FEET AT FOUNDATION LEVEL

EXISTING LIN. FT.	3540	% OF DEMO
FRONT (MORTAR)	59.2 FT.	1.44 FT.
REAR (SQUARE)	25 FT.	25 FT.
COMBINED FRONT/REAR	84.2 FT.	39.4 FT.
WEST	44.2 FT.	0 FT.
EAST	33.7 FT.	0 FT.
TOTAL	162.1 FT.	39.4 FT.

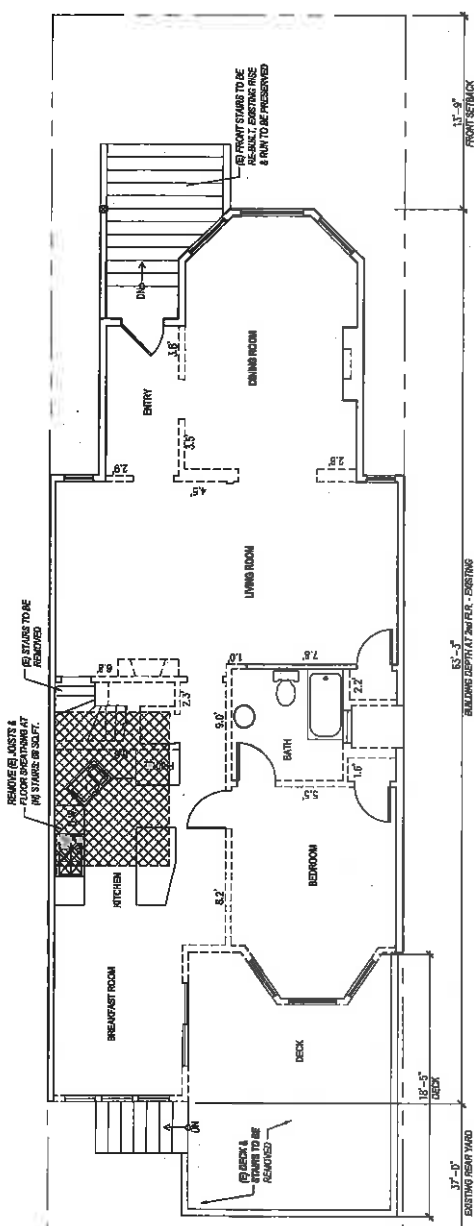
INTERIOR WALLS DEMOLITION NOTES

- 1st FLOOR: TO REMAIN: 115'-0"
- EXISTING TO BE REMOVED: 64'-0"
- 2nd FLOOR: TO REMAIN: 115'-0"
- EXISTING TO BE REMOVED: 60'-0"
- 3rd FLOOR: TO REMAIN: 0'-0"
- EXISTING TO BE REMOVED: 38'-4"
- TOTAL TO BE REMOVED: 162'-0"
- 85% OF 191'-7" TOTAL INTERIOR WALLS

DEMOLITION NOTES

- 1 DEMOLITION WORK SHOWN ON THESE DRAWINGS MAY NOT BE THE EXACT DEMOLITION WORK TO BE PERFORMED. THE INTENT OF THE DRAWINGS IS TO GENERALLY SHOW THE SCOPE OF THE WORK EXPECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE ARCHITECT IN ADVANCE FOR ANY CHANGES TO THE DEMOLITION WORK. DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE ARCHITECTURAL DRAWINGS, EXISTING DEMOLITION SCHEDULE, AND ARCHITECTURAL DRAWINGS MAY REQUIRE A PERMIT REVISION.
- 2 WHERE NECESSARY, THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF THE EXISTING PLUMBING, ELECTRICAL & MECHANICAL SYSTEMS AND ASSOCIATED DEVICES TO REMAIN. THE CONTRACTOR SHALL PATCH AND PATCH MECHANICAL, ELECTRICAL AND MECHANICAL DEVICES AND RELATED COMPONENTS AS SHOWN IN THE NEW WORK FLOOR, INTO THE REMAINING EXISTING SYSTEMS.
- 3 WHERE NECESSARY, THE CONTRACTOR WILL PROTECT EXISTING AND NEW FINISH FLOORS AND CORES WITH AT LEAST ONE LAYER OF PROTECTIVE LAYERS SHALL BE TAPE TO EACH OTHER TO MINIMIZE IMPACTS & INTRUSIONS.
- 4 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL WORKING OF THE EXISTING SUBJECT BUILDING AND OF ANY ADJACENT STRUCTURES ASSOCIATED WITH THE DEMOLITION WORK INDICATED ON THESE DRAWINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL UTILITIES, STRUCTURES AND SERVICES. A STRUCTURAL ENGINEER, TO DETERMINE IF SHOOKING DESIGN IS NEEDED, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES AND CONSTRUCTION DOCUMENTS RELATED TO THIS WORK.
- 5 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE LOCATION AND DEPTH OF ALL UTILITIES, MECHANICAL, ELECTRICAL AND ENVIRONMENTAL PROTECTION ARE APPLICABLE TO THIS PROJECT. CONTRACTOR SHALL COMPLY WITH ALL SUCH APPLICABLE LAWS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE LOCATION OF ALL UTILITIES (SUCH AS ASBESTOS OR LEAD) AND NECESSARY SAFETY MEASUREMENTS (SUCH AS CAL-CSSA CERTIFICATES).
- 6 REMOVE AND LEGALLY REMOVE ALL UNWANTED HVAC EQUIPMENT INCLUDING DUCTS, AIR HANDLING UNITS, TELEPHONE AND DATA CABLES AND DEVICES, ABANDONED WATER, PIPES, GAS LINES & SEWER LINES.
- 7 100% OF MISC DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY, IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE.
- 8 EXISTING DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENTS OPENINGS SHALL REMAIN COVERED DURING ALL DEMOLITION WORK. CONTRACTOR SHALL REMOVE ALL DUST, DEBRIS, WATER AND DEBRIS ENTERING THE SYSTEM.

- LEGEND**
- (D) WALL TO REMAIN
 - (E) WALL TO BE REMOVED
 - (F) WALL TO BE REMOVED
 - (G) WALL



1 SECOND FLOOR PLAN - EXISTING W/ DEMO. SCALE: 1/4" = 1'-0"

DEMOLITION CALCULATIONS: HORIZONTAL ELEMENTS

SUFT.	EXISTING SUFT.	DEMO	% OF DEMO
1st FLOOR	5,243 (N/A)	88 SUFT.	
2nd FLOOR	1,298 SUFT.	714 SUFT.	
ROOF OVER 2ND FLOOR	162 SUFT.	131 SUFT.	
ROOF OVER 3rd FLOOR	1,141 SUFT.	700 SUFT.	
TOTAL	3,177 SUFT.	1,693 SUFT.	49%

INTERIOR WALLS DEMOLITION CALC.

- 1st FLOOR: EXISTING TO REMAIN: 21'-0"
- 2nd FLOOR: EXISTING TO REMAIN: 4'-0"
- 3rd FLOOR: EXISTING TO REMAIN: 7'-0"
- 4th FLOOR: EXISTING TO REMAIN: 10'-0"
- TOTAL TO BE REMOVED: 46'-0"
- 85% OF 104'-0" TOTAL INTERIOR WALLS

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RESIDENTIAL ADDITION
 ADDRESS:
 383 JERESSE STREET
 SAN FRANCISCO, CA 94114
 BLOCK: 6538 LOT: 051

SHEET NO. DATE
 APRIL 02.28.2018

PLEASE REVIEW ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S RECORD DRAWINGS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT.

EXISTING CONDITIONS
A1.3

DEMOLITION NOTES

- DEMOLITION WORK SHOWN ON THESE DRAWINGS MAY NOT BE THE ENTIRE DEMOLITION REQUIRED TO ACCOMMODATE NEW WORK. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR THE SCOPE OF THE WORK EXPICITLY STATED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT ARCHITECT IN ADVANCE IF ANY CHANGES TO THE WORK SHOWN ON THESE DRAWINGS OR ARCHITECTURAL DRAWINGS MAY REQUIRE A PERMIT REVISION.
- WHERE NECESSARY, THE CONTRACTOR WILL CORRECT THE CAPPING AND PATCHING OF THE EXISTING PLUMBING, ELECTRICAL & MECHANICAL SYSTEMS AND ASSOCIATED SERVICES TO BE MAINTAINED TO THE BEST OF THE EXISTING SYSTEMS TO MEET THE CURRENT CODES AND REGULATIONS. THE CONTRACTOR SHALL PATCH AND PATCH NEW PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS AND RELATED EQUIPMENT, AS SHOWN IN THE NEW WORK PLANS, INTO THE REMAINING EXISTING SYSTEM.
- WHERE NECESSARY, THE CONTRACTOR WILL PROTECT EXISTING WOOD FLOORING AND CARPENTRY WITH AT LEAST ONE LAYER OF 1/2" GYP BOARD. PROTECTIVE LAYERS SHOULD BE TYPED TO EACH OTHER TO MINIMIZE MOVEMENT & WINDUPINGS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CORRECTING OF THE EXISTING SUBJECT BUILDING AND OF ANY ADJACENT STRUCTURES ASSOCIATED WITH THE DEMOLITION WORK INDICATED ON THESE DRAWINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR CONSULTING WITH A STRUCTURAL ENGINEER, TO DETERMINE IF SHORING PERSON IS REQUIRED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ENGINEERING AND CONSTRUCTION DOCUMENTS RELATED TO THIS WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES AND FOR THE PROTECTION AND ENVIRONMENTAL PROTECTION OF THE PROPERTY AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL SUCH APPLICABLE LAWS. THIS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF TOXIC MATERIALS (SUCH AS ASBESTOS OR LEAD) AND COMPLIANCE WITH ALL APPLICABLE SAFETY REQUIREMENTS (SUCH AS CAL-OSHA REGULATIONS).

- (E) WALL TO REMAIN
- (R) WALL TO BE REMOVED
- (D) WALL TO BE DEMOLISHED

DEMOLITION CALCULATIONS - HORIZONTAL ELEMENTS

SOFT.	EXISTING SOFT.	DEMO	% OF DEMO
1st FLR.	SLAB (N/A)		
2nd FLR.	1,258 SOFT.	88 SOFT.	
3rd FLR.	814 SOFT.	714 SOFT.	
ROOF OVER 2ND FLR.	182 SOFT.	131 SOFT.	
ROOF OVER 3RD FLR.	1,141 SOFT.	200 SOFT.	
TOTAL	3,375 SOFT.	1,683 SOFT.	49%

INTERIOR WALLS DEMOLITION CALC.

- 14 FLR. EXISTING TO REMAIN: 21'-0"
- EXISTING TO BE REMOVED: 6'-0"
- 2nd FLR. EXISTING TO REMAIN: 7'-0"
- EXISTING TO BE REMOVED: 6'-0"
- 3rd FLR. EXISTING TO REMAIN: 0'-0"
- EXISTING TO BE REMOVED: 36'-0"
- TOTAL TO BE REMOVED: 102'-0"
- 85% OF 121'-0" TOTAL INTERIOR WALLS

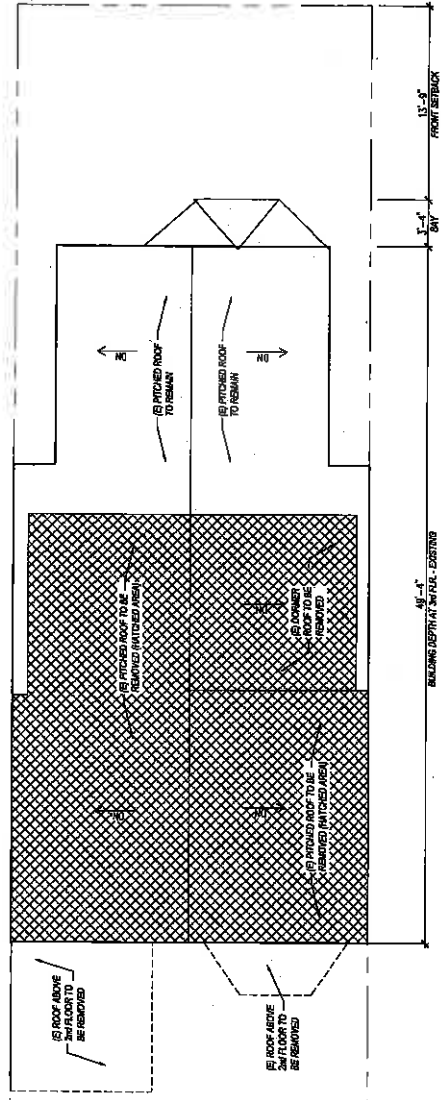
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 www.carbonellinteriors.com

PROJECT:
 RESIDENTIAL ADDITION
ADDRESS:
 383 JERSEY STREET
 SAN FRANCISCO, CA 94114
BLOCK: 6538 LOT: 031

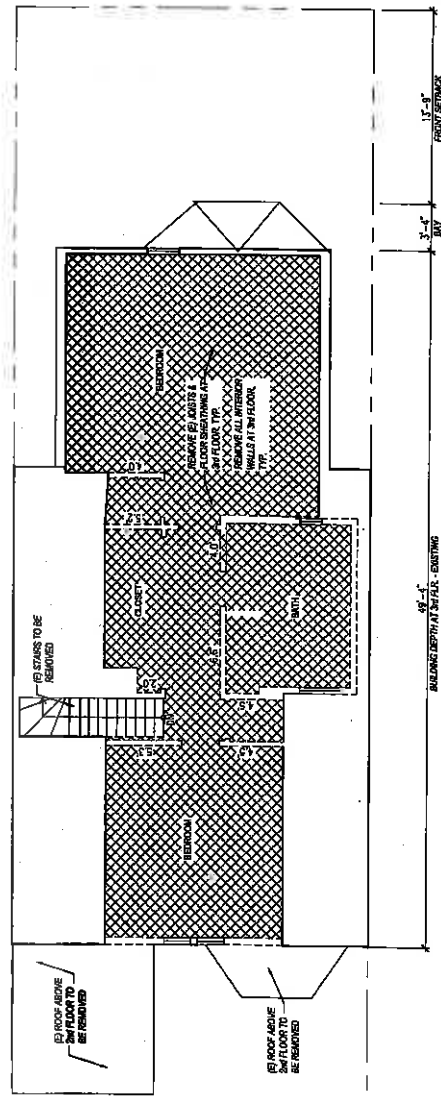
DATE:
 02.21.2018

CONTRACTOR:
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EXISTING CONDITIONS
A1.4



2 ROOF PLAN - EXISTING W/ DEMO
 SCALE: 1/8" = 1'-0"



1 THIRD FLOOR PLAN - EXISTING W/ DEMO
 SCALE: 1/8" = 1'-0"

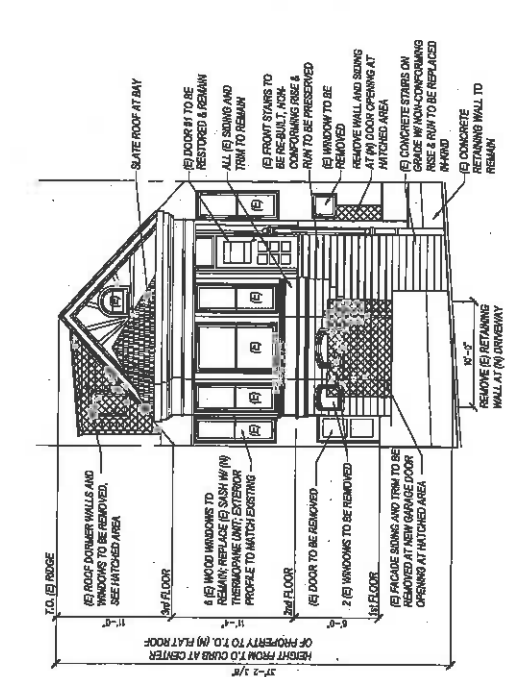
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PROJECT: RESIDENTIAL ADDITION
 ADDRESS: 330 JERSEY STREET
 SAN FRANCISCO, CA 94114
 BLOCK: 6538 LOT: 031

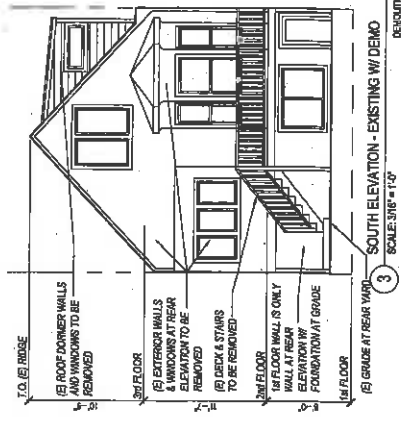
DATE: 02.28.2018
 SHEET: 02.28.2018

THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF JORGE CARBONELL ARCHITECTURE + INTERIORS. NO PART OF THIS SET OF DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JORGE CARBONELL ARCHITECTURE + INTERIORS.

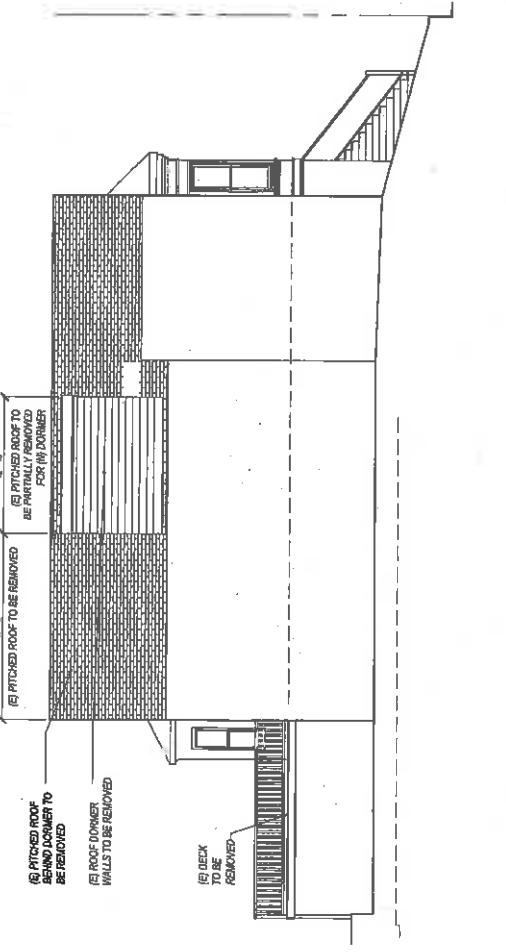
DATE: 02.28.2018
 SHEET: 02.28.2018



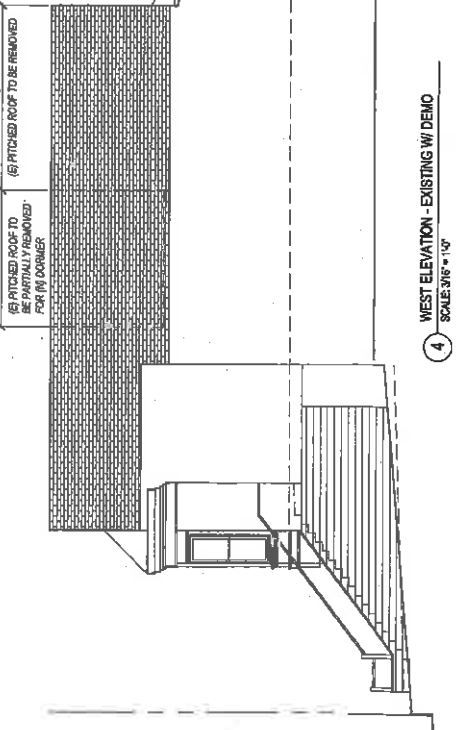
1 NORTH ELEVATION - EXISTING W/ DEMO
 SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION - EXISTING W/ DEMO
 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION - EXISTING W/ DEMO
 SCALE: 3/16" = 1'-0"



4 WEST ELEVATION - EXISTING W/ DEMO
 SCALE: 3/16" = 1'-0"

DEMOLITION CALCULATIONS: EXTERIOR ENVELOPE ELEMENTS

SOFT.	EXISTING SOFT.	DEMO	% OF DEMO
FRONT	747 SOFT.	111 SOFT.	
REAR	658 SOFT.	633 SOFT.	
WEST	1,187 SOFT.	31 SOFT.	
EAST	1,116 SOFT.	143 SOFT.	
TOTAL	3,718 SOFT.	945 SOFT.	25%

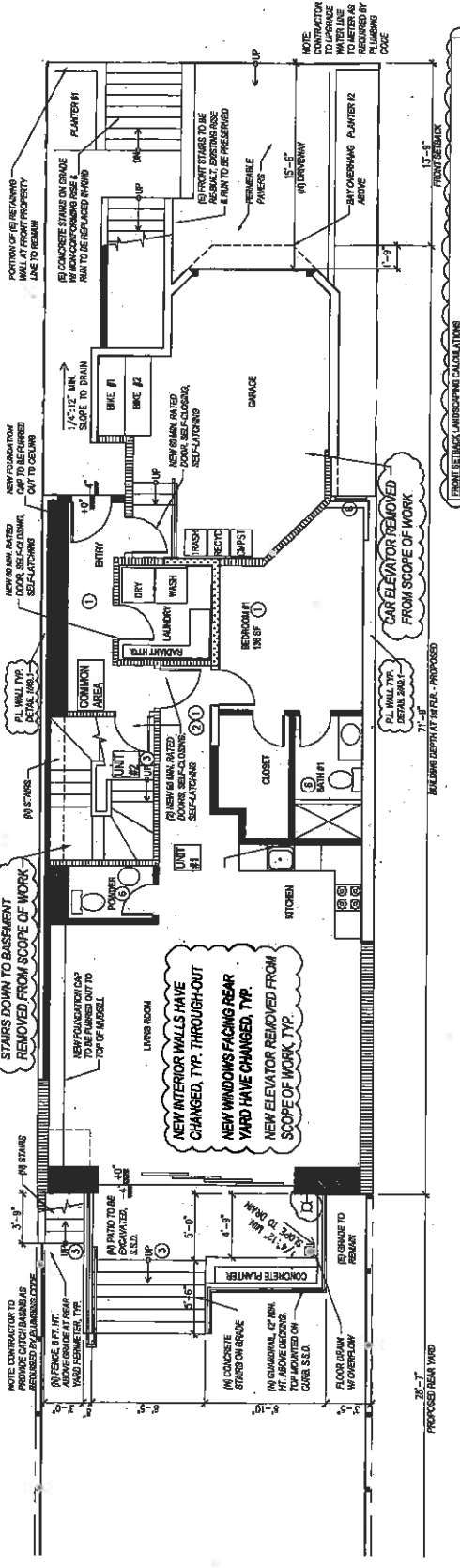
EXISTING CONDITIONS
A1.5

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PROJECT: RESIDENTIAL ADDITION
 ADDRESS: 321 JERSEY STREET, SAN FRANCISCO, CA 94114
 BLOCK: 6538 LOT: 031

ISSUED: DATE: 02.20.2018
 APPRAL: 02.20.2018

REMARKS AND PROVISIONS AS SHOWN ON THIS PLAN ARE SUBJECT TO THE CITY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.



FRONT SETBACK AREA & CONCRETE PAVES ON GRADE: 240 SQ. FT.
 REAR SETBACK AREA & CONCRETE PAVES ON GRADE: 164 SQ. FT.
 TOTAL: 404 SQ. FT. (SIDE OF FRONT SETBACK)
 PLANTER #1: 22 SQ. FT.
 PLANTER #2: 97 SQ. FT.
 TOTAL: 119 SQ. FT. (SIDE OF FRONT SETBACK)

1 FIRST FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"

- KEYNOTES**
- 1 SMOKE DETECTOR ALARMS SHALL BE INSTALLED IN ALL BEDROOMS. SMOKE DETECTOR ON EACH LEVEL. ALARMS IN BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERCONNECTED. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INSTALLED IN EACH BEDROOM. ALL ALARMS IN THE DWELLING UNIT SHALL BE CLEARLY ADDRESSABLE IN ALL BEDROOMS. USER BACKGROUND NOISE WITH ALL INTERVENCING DOORS CLOSED. HARMONIZED WITH BATTERY BACKUP.
 - 2 CARBON MONOXIDE DETECTOR ALARMS ARE REQUIRED ON EACH LEVEL. DETECTOR SHALL BE INSTALLED AT LEAST ONE ON EACH STORY. HARMONIZED WITH BATTERY BACKUP.
 - 3 EGRESS USE AND AREA, 4" MIN. RISER, 7" MAX. RISER AND 11" MAX. TREAD. STEPS MAY BE 27" MAX. RISE AND 50" MIN. RUN FOR STAIRS WITH INDIVIDUAL DWELLING UNIT IF OCCUPANT LOAD IS <10 OR FOR STAIRS TO UNOCCUPIED ROOF. LARGEST USE OF RUN IS THREE LANDINGS MAY NOT EXCEED SMALLEST USE OF RUN. 4" OR MORE RISERS. MINIMUM HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING, WITH 12" EXTENSIONS TOP & BOTTOM. RETURNED TO WALL HANDRAILS REQUIRED AT BOTH ENDS. EXCEPT WITHIN A DWELLING UNIT, RISER'S & BALUSTERS TO BE 4" DIA. OR 1/2" DIA. TRIPLE GUMMERS. MIN. HEIGHT 42" (EXCEPTION: WITHIN DWELLING UNIT, CAN BE LOWER IF HANDRAIL MOUNTED ABOVE CHAIRRAIL) LANDING ROOF AT EVERY 12 VERTICAL FEET. MAX LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. MAX LENGTH OF STAIRS FROM ONE STAIR TO NEXT STAIR SHALL BE 12' 0". ON EXTENDED STAIRS, PROVIDE 1/4" DIA. TREAD AND 1/8" DIA. NAIL.

- 4 STRUCTURE & EXTERIOR SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD OR WOOD IN CONTACT WITH GROUND) TO BE DESIGN, TREAT, IDENTIFY AND TREATHER RESIST CORROSION. WOOD TO BE TREATED WITH "TOPPER CURE" OR SIMILAR PRESERVATIVE.
- 5 LIGHT PENETRATIONS: LIGHT TO HIGHLIGHT SPACES. SET OF FLOOR PENETRATIONS TO BE TREATED WITH AN AREA 4" OF THE FLOOR AREA WITH A MIN. 4" X 4" FT. OPENINGS.
- 6 BALUSTERS: MIN. OF 34" CLEARANCE IN FRONT OF 48.15" MIN. DIA. OR 48.15" X 48.15" MIN. AREA. 32" X 4" MIN. THRESHOLD (CORS CAN ENCOMPASS THESE DIMENSIONS). BOARD OR GREENBOARD OR PLYWOOD ALLOWED ON NET AREAS. USE 1/2" CONTINUOUS BACKERS (HARDWOOD OR METAL) AS TIE OR STAKE IMPROVEMENT. ALL SURFACES SHALL BE WATERPROOF UP TO 2" ABOVE DRAIN INLET. NO WOODEN FINISHES ALLOWED IN NET AREAS.
- 7 LAMINATE PROVIDE FLOOR DRAIN IN CENTER OF ROOM. SLOPE MIN. 1/4" PER FOOT. DRAIN TRAP TO BE PUSHED.
- 8 BEDROOMS: MINIMUM OF AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQUIREMENTS OF MIN. WIDTH 20" (WITH MIN. HEIGHT OF 47") OR MIN. HEIGHT 24" (WITH 34.2" MIN. WIDTH) TOTALING 5.7 SQ. FT. MIN. CLEAR OPENING BOTTOM OF C.B.R. OPENING TO BE 44" MAX. ABOVE CLINORUM FLOOR.

- 9 ROOF: ROOF SLOPE: FLAT ROOF 2% MIN. SLOPE. 1-1/8" ROOFING SHALL BE COVERED BY 1/2" THICK INSULATION WITH ASTM W4812 UNFIBERED FIBER INSULATION. 30" MIN. MIN. ROOF. AT UNGRADED ROOFS: 1-1/8" THICK PARAPET 30" MIN. MIN. ROOF. FROM INTERIOR FACE OF PROPERTY LINE WALLS.
- 10 ROOF DECK: 5/8" SLOPE. FOR COMBUSTIBLE DECKING MATERIAL. REMOVED OR FIRE RESISTANT TREATED WOOD. CHAIRRAIL. MIN. HEIGHT 42". OPENING LESS THAN 4".
- 11 OVERFLOW DRAINS SAME SIZE AS DRAIN AND 2" ABOVE LOW POINT. COMBINED PRIMARY AND SECONDARY DRAIN SYSTEM SHALL BE INSTALLED TO DRAIN THE RAINFALL RATE PER CALIFORNIA PLUMBING CODE.
- 12 ATTIC: VENTILATION ACCESS. ENCLOSED ATTIC AND RAFTER AIR-RESISTANT BARRIER AGAINST INTERIOR OF ROOF. SHEATHING ACCESS. 20" DIA. ACCESS REQUIRED WHEN ATTIC HAS CLEAR HEIGHT OF 30" OR MORE. REAR ROOM OF 30" MIN. REAR ABOVE ACCESS.
- 13 TEMPERED HARDWARE: FINISHED CLASS RECOIL WITHIN 24" OF THE STRIKE EDGE OF A DOOR. WITHIN 30" OF A FINISH FLOOR LINE (WALKING SURFACE). WITHIN SHOWER OR BATHTUB ENCLOSURE. WHEN ADJACENT TO STAIRS AND LESS THAN 5' ABOVE NOSING.

- 14 FLOOR MOUNTED LIGHT FIXTURES: EXTERIOR LIGHT FIXTURE, EXTERIOR. SEE SPEC/AL2.
- 15 1-1/2" WALL MOUNTED LIGHT FIXTURES: EXTERIOR. SEE SPEC/AL2.

LEGEND

- (C) WALL TO REMAIN UNFINISHED
- (E) WALL TO BE REMOVED
- (N) WALL - NON RATED
- (R) WALL - UPGRADED TO 1-HR RATED
- (W) WALL - 1-HR RATED

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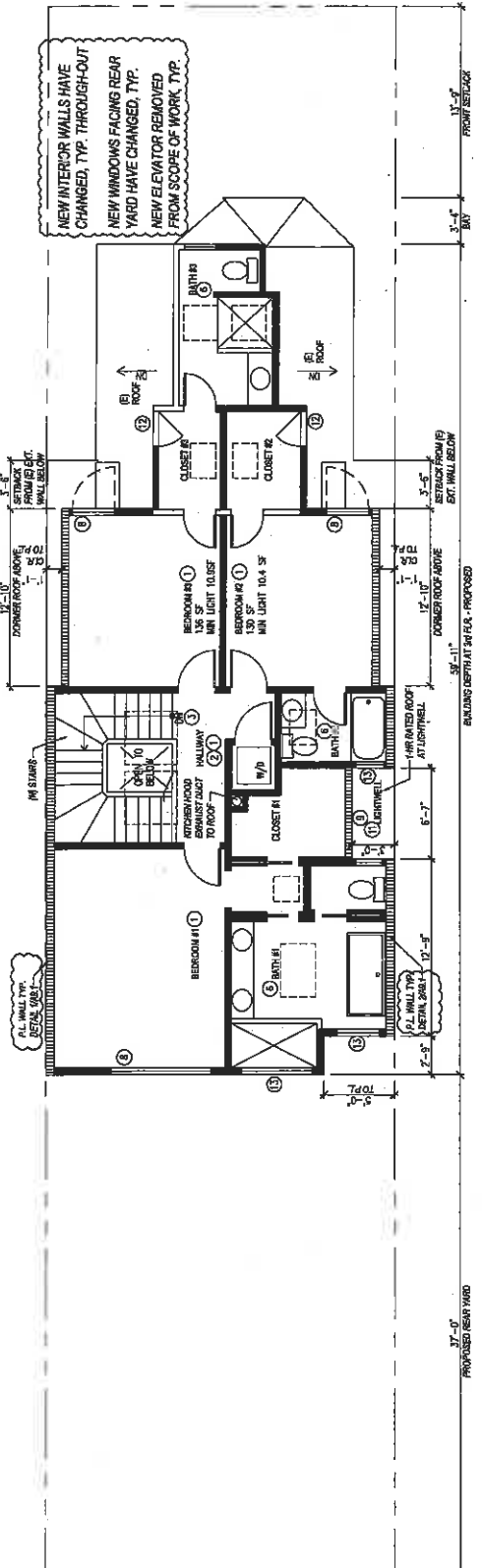
**PROJECT:
RESIDENTIAL ADDITION**
ADDRESS:
353 JERSEY STREET
SAN FRANCISCO, CA
94114
BLOCK 0530 LOT: 061

REVISION	DATE
APPROVAL	02.28.2010

ENGINEER AND ARCHITECT HAVE SEPARATE RESPONSIBILITIES AS INDICATED BY DIVISIONS AND NOTED BY SECTIONS OF THE PROJECT.
MAJOR REVISIONS MAY NOT BE MADE IN EXISTING CONDITIONS WITHOUT THE ARCHITECT'S PREVIOUS WRITTEN APPROVAL.
CONSTRUCTION 2008, 2008, 2008, 2008

DATE REVISION:
FLOOR PLANS

A2.3



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

- LEGEND:**
- (E) WALL TO REMAIN NON RATED
 - (F) WALL TO BE REMOVED
 - (N) WALL - NON RATED
 - (1) WALL - 1-HR RATED
 - (2) WALL - 2-HR RATED
 - (3) WALL - 3-HR RATED
- KEYNOTES:**
- 1. FLOOR MOUNTED RECESSED LIGHT FIXTURE, EXTERIOR SEE SPEC/ALZ
 - 2. WALL MOUNTED LIGHT FIXTURE, EXTERIOR SEE SPEC/ALZ

1. ROOF EDGE SLOPE FLAT ROOF 3/4" MIN. SLOPE 1" AIR SPACING. INTERIALLY INSULATED BETWEEN FLASHING CONTAINING WITH ASTM D3252, SUCH AS "36" TR-PLY OR EQUIVALENT. PARAPETS, AT UNRAISED ROOFS, 1-HR RATED PARAPET, 3/4" MIN. HEIGHT. REST. SKULIGHTS, (WITHOUT PARAPETS) MINIMUM 3 FEET AWAY FROM INTERIOR FACE OF PARAPET WALLS.
2. ROOF EDGE, 680 SOFT, FOR COMBUSTIBLE ROOMING MATERIAL 1/8" SPACING BETWEEN PLANKS. PERimeter OPENING CLOSED TO MINIMUM OF 1/8" CONSTANT HEIGHT ROOF. CHARACTER. MIN. HEIGHT 42". OPENING LESS THAN 4".
3. OVERHEAD DRAINAGE SAME SIZE AS DRAIN AND 2" JOIST LOW POINT. DRAINAGE SYSTEM SHALL BE SIZED TO DOUBLE THE MAXIMUM RATE, PER CALIFORNIA PLUMBING CODE.
4. INTERIORS NORMAL ACCESS. EGRESS DOOR, ATTIC AND CHAFTER SPACES SHALL HAVE CROSS VENTILATION OR USE AIR-IMPERMEABLE INSULATION AGAINST INTERIOR OF ROOF SHEATHING. ACCESS, 20" x 30" ACCESS REQUIRED WHEN ATTIC HAS CLEAR HEIGHT OF 30" OR MORE. HEADROOM OF 3/4" MIN. HEAD ROOM ACCESS.
5. TEMPERED WINDOWS TEMPERED GLASS (ECCO WITHIN 24" OF THE STRIKE EDGE OF A DOOR; OR WITHIN 18" OF A FINISH FLOOR LEVEL, FINISH SURFACE), WITHIN SHOWER OR BATHING ENCLOSURE, WHEN ADJACENT TO STAIRS AND LESS THAN 5' ABOVE HOODING.
6. STRUCTURAL ELEVATOR SUPPORT STRUCTURE FOR EXTERIOR WITH COMPLETED TO BE ROCKY, TERRAZZO AND WEATHER RESISTANT WOOD. ALL OUT BIDS TO BE TREATED WITH "COFFER GREEN" OR SIMILAR PRESERVATIVE.
7. LIGHT LANTERN LIGHT TO INHABITABLE SPACES. 8% OF FLOOR AREA, MIN. 8 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.
8. BARRIERS: MIN. OF 24" CLEARANCE IN FRONT OF M.C. 15" MIN. DIA. CIRCLE & 1/4" DIA. MIN. AREA. 32" x 32" INSIDE THRESHOLD (DOOR CAN ENDOUR THESE DIMENSIONS); SHALL NOT BE OVERLAPPED ON TOP OF STAIRS, NO OTHER BOARD OR GREENBOARD OR PAPERBOARD ALLOWED ON NET AREA; USE 1/2" CONDITIONAL BACKERS (WHERE BACKER OR S.M.) AS TIE OR STONE UNDERLAMENT. ALL SURFACES SHALL BE FINISHED WITH 1/2" MIN. DRAIN INLET, NO WINDOW WINDOWS ALLOWED IN NET AREA.
9. LANTERN: PROMOTE FLOOR DRAIN IN CENTER OF ROOM. SLOPE MIN. 1/4" PER FOOT. DRAIN TRAP TO BE PROVIDED.
10. BEDROOM WINDOWS AT LEAST ONE PER ROOM SHALL MEET EGRESS REQS OF MIN. WITH 20" MIN. HEIGHT OF 41" OR MIN. HEIGHT 24" (MIN. 34.2" MIN. WIDTH) TYPING 5.7 SQ. FT. MIN. C.L.R. OPENING BOTTOM OF CLEAR OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR.

- KEYNOTES:**
- 1. ALL INTERIOR ALARMS SHALL BE INSTALLED IN EACH ROOM AND IN THE COMMON AREAS. IN ALL BEDROOMS, MIN. ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERMEDIANAL WHERE MORE THAN ONE SMOKE ALARM INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS AND COMMON AREAS. ALL INTERIOR DOORS CLOSED, HANDPOWERED WITH BATTERY BACKUP.
 - 2. COMMON AREAS OF RESIDUAL ALARMS ARE REQUIRED ON EACH LEVEL AND IN EACH COMMON AREA (ONE ON EACH STORY, HANDPOWERED WITH BATTERY BACKUP).
 - 3. STAIRS, RISE AND RUN 4" MIN. RISE, 7" MAX. RISE AND 11" (EXCEPTION: STEPS MAY BE 7 1/2" MAX. RISE AND 10" MIN. RUN FOR STAIRS WITH INDIVIDUAL DWELLING UNIT IF OCCUPANT LOAD IS 400 OR FOR STAIRS TO UNCOOLED ROOF). LARGEST RISE OR RUN BETWEEN LANDINGS MAY NOT EXCEED SMALLEST LANDINGS. STAIRS SHALL BE FINISHED WITH 1/2" MIN. 4" OR MORE RISERS. HANDRAILS: MIN. 4" MIN. 4" ABOVE LEAVING EDGE OF ROOFING, WITH 1/2" EXTERIOR TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. CHECKS & BRASSIERS. HANDRAILS/ALUMINUM TRAILER. GRABBAR MIN. HEIGHT 42" (EXCEPTION: WHEN DWELLING UNIT, CAN BE LOWER IF HANDRAIL MOUNTED ABOVE GRABBAR). LANDING READ AT EVERY 12" VERTICAL FEET, MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. HANDRAILS SHALL BE FINISHED WITH 1/2" MIN. 4" RISE AND 10" RUN. HANDRAILS SHALL BE PROMOTE TRIP/TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY AND 0.80 WET.

JORGE CARBONELL
ARCHITECTURE +
INTERIORS

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94107
TEL: (415) 338-3278
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jcarb@carbonellinteriors.com
www.carbonellinteriors.com

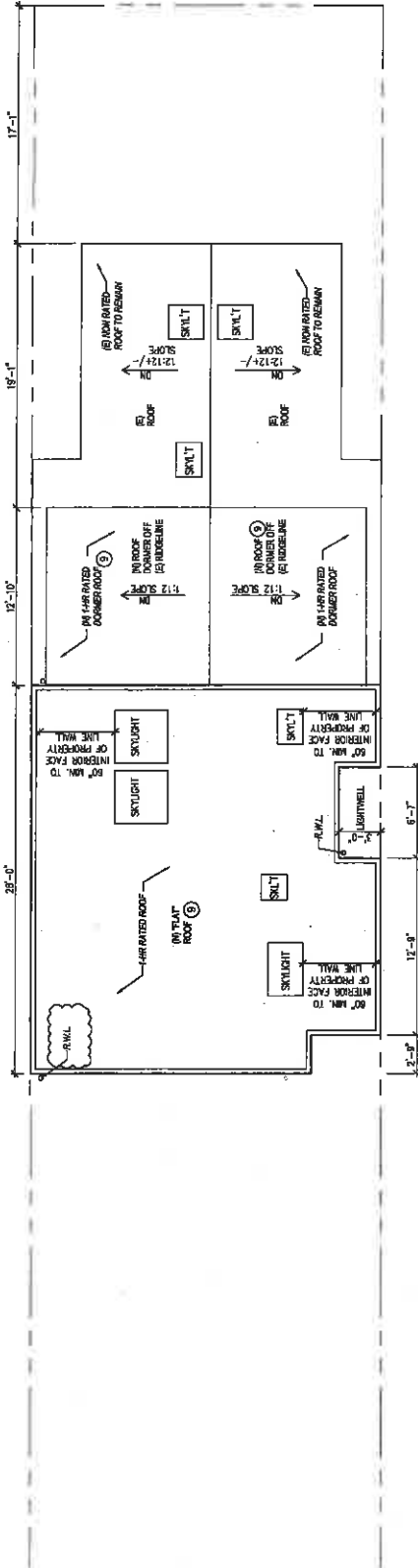
PROJECT:
RESIDENTIAL ADDITION
ADDRESS:
380 JERSEY STREET
SAN FRANCISCO, CA
94114
BLOCK: 6538 LOT: 051

SHEET NO. DATE
APPROVAL 02.28.2016

THESE ARE PRELIMINARY AND SUBJECT TO THE APPROVAL OF PROFESSIONAL ENGINEERS, ARCHITECTS AND INSPECTORS WHO WILL VERIFY THE ACCURACY OF THE ARCHITECT'S INFORMATION AND MAKE NECESSARY ADJUSTMENTS TO THE DRAWINGS TO CONFORM WITH ALL APPLICABLE CODES. THE ARCHITECT'S INFORMATION IS LIMITED TO THE INFORMATION PROVIDED TO HIM BY THE CLIENT AND HIS REPRESENTATIVES. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT OR HIS REPRESENTATIVES.

PROJECT NO. 14-000000
FLOOR PLANS

A2.4



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

LEGEND
 (1) WALL TO REMAIN
 (2) WALL TO BE REMOVED
 (3) WALL TO BE REINFORCED
 (4) WALL - NON RATED
 (5) WALL - UP-RATED
 (6) WALL - 1-HR RATED

FLOOR MOUNTED RECESSED LIGHT FIXTURE, EXTERIOR SEE SPEC/402
 1-H WALL MOUNTED LIGHT FIXTURE, EXTERIOR SEE SPEC/402

1 STRUCTURE & EXTERIOR SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD OR WOOD IN CONTACT WITH EXTERIOR WEATHER) SHALL BE TREATED WITH "COOPER PRESERV" OR SIMILAR PRESERVATIVE.
 2 SMALLEST DETECTOR TO BE INSTALLED IN EACH ROOM. ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF CENTER OF THE DOOR. INTERCONNECTING WIRE MORE THAN ONE SMOKE ALARM IS BEING USED WITH A WIRELESS UNIT, SMOKE ALARMS SHALL BE WIRELESS. ALL ALARMS SHALL BE CLEARLY IDENTIFIED IN ALL BEDROOMS AND BATHS WITH MANUAL INTERVENING DOORS CLOSED, HARDWIRED WITH BATTERY BACKUP.
 3 STAIRS, RISE AND RUN, 4 MIN. RISE, 7" MAX. RISER AND 11" MAX. RUN. STEPS MAY BE 7/8" MAX. RISE AND 10" MAX. RUN FOR STAIRS WITHIN INDIVIDUAL DWELLING UNIT IF OCCUPANT LOAD IS ONE OR TWO. STAIRS SHALL BE HARDWIRED TO THE RISE OR RUN BETWEEN LANDINGS MAY NOT EXCEED SMALLEST WALKWAY CLEARANCE. STAIRS SHALL BE HARDWIRED WITH 4 OR MORE DEVICES. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF WALKING SURFACE. WITH 1" EXPANSIONS TOP & BOTTOM, RETURNED TO WALL HANDRAILS REQUIRED AT BOTH ENDS OF STAIRS. HANDRAILS SHALL BE 1 1/2" DIA. WOOD OR BELUSIDES TRAD/ASPER/BALUSTES TRANGLE. GARBOARD MIN. HEIGHT 42" (EXCEPTION: WITHIN DWELLING UNIT, CAN BE LOWER IF HANDRAIL MOUNTED ABOVE CHAIRRAIL). LANDING RISE AT EVERY 12" VERTICAL FEET, MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. STAIRS SHALL BE HARDWIRED TO 120V AC. STAIRS SHALL BE TREATED TO ACHIEVE A COEFFICIENT OF FRICTION OF .LOZ DRY AND 0.08 WET.

4 OVERLAP JOINTS SHALL BE 500 SQ. FT. FOR COMBUSTIBLE DECORATIVE MATERIAL. 1/8" SPACING BETWEEN PLANS, PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF CONSTRUCTION IS MIN. 2" NOMINAL HEART WITHIN 4" OF THE ROOF. METAL FLASHING SHALL BE 24" WIDE. FLASHING HEIGHT 1/2", OPENING LESS THAN 4".
 5 BATHROOMS: MIN. OF 2'-6" CLEARANCE IN FRONT OF W.C., 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL SHOWER, 30" MIN. DIA. CIRCLE & 1/2" X 50" INCHES MIN. AREA, 12" X 32" INSIDE THRESHOLD (DOOR CAN ENOUGH THESE DIMENSIONS); MIN. 22" WITH CLEAR THRESHOLD OPENING SHOWER DOORS; BOARD OR GREENGLASS OR PEPERLEBOARD ALLOWED ON NET AREAS; USE 1/2" COMBUSTIBLE BACKERS (MADIE BACKER OR SMC) AS TILE OR STONE UNDERLAMENT. ALL SURFACES SHALL BE HARDWIRED UP TO 120 VOLT AC. DRAIN INLET, NO WOODEN HANDRAILS ALLOWED IN NET PLACES.
 6 LAUNDRY: PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT. DRAIN TRAP TO CEILING.

7 BEDROOM WINDOWS AT LEAST ONE PER BEDROOM SHALL MEET EXCESS REQS. OF MIN. WITH 20" WITH MIN. HEIGHT OF 41" OR MIN. HEIGHT 24" WITH 3/4" MIN. WIDTH) TOTALING 57 SQ. FT. MIN. CUR. OPENING BOTTOM OF CUR. OPENING TO BE 4" MAX ABOVE BEDROOM FLOOR.
 8 TEMPERED WINDOWS: TEMPERED GLASS (EQV. WITHIN 24" OF THE STRIKE EDGE OF A DOOR WITHIN 18" OF A FINISH FLOOR LEVEL (WALLING SURFACE); WITHIN SHOWER OR BATH/TUB ENCLOSURE, WHEN ADJACENT TO STAIRS AND LESS THAN 5' ABOVE FINISH

9 ROOF ROOF SLOPE FLAT ROOF 2% MIN. SLOPE, 1-4% OPENING UNRAISED ROOFS, 1-HR RATED PARAPET, 30" MIN. HEIGHT. AT UNRAISED ROOFS, (WITHOUT PARAPETS) MINIMUM 5 FEET AWAY FROM INTERIOR FACE OF PROPERTY LINE WALLS.
 10 ROOF DECK: 500 SQ. FT. FOR COMBUSTIBLE DECORATIVE MATERIAL. 1/8" SPACING BETWEEN PLANS, PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF CONSTRUCTION IS MIN. 2" NOMINAL HEART WITHIN 4" OF THE ROOF. METAL FLASHING SHALL BE 24" WIDE. FLASHING HEIGHT 1/2", OPENING LESS THAN 4".
 11 OVERLAP JOINTS SHALL BE 500 SQ. FT. FOR COMBUSTIBLE DECORATIVE MATERIAL. 1/8" SPACING BETWEEN PLANS, PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF CONSTRUCTION IS MIN. 2" NOMINAL HEART WITHIN 4" OF THE ROOF. METAL FLASHING SHALL BE 24" WIDE. FLASHING HEIGHT 1/2", OPENING LESS THAN 4".
 12 OVERLAP JOINTS SHALL BE 500 SQ. FT. FOR COMBUSTIBLE DECORATIVE MATERIAL. 1/8" SPACING BETWEEN PLANS, PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF CONSTRUCTION IS MIN. 2" NOMINAL HEART WITHIN 4" OF THE ROOF. METAL FLASHING SHALL BE 24" WIDE. FLASHING HEIGHT 1/2", OPENING LESS THAN 4".
 13 OVERLAP JOINTS SHALL BE 500 SQ. FT. FOR COMBUSTIBLE DECORATIVE MATERIAL. 1/8" SPACING BETWEEN PLANS, PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF CONSTRUCTION IS MIN. 2" NOMINAL HEART WITHIN 4" OF THE ROOF. METAL FLASHING SHALL BE 24" WIDE. FLASHING HEIGHT 1/2", OPENING LESS THAN 4".

14 OVERLAP JOINTS SHALL BE 500 SQ. FT. FOR COMBUSTIBLE DECORATIVE MATERIAL. 1/8" SPACING BETWEEN PLANS, PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF CONSTRUCTION IS MIN. 2" NOMINAL HEART WITHIN 4" OF THE ROOF. METAL FLASHING SHALL BE 24" WIDE. FLASHING HEIGHT 1/2", OPENING LESS THAN 4".

NO. 1	34.0 FT.
EST.	33.7 FT.
TOTAL	703.7 FT.

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 www.carsonellinteriors.com

PROJECT: RESIDENTIAL ADDITION
ADDRESS: 383 JERSEY STREET SAN FRANCISCO, CA 94114
BLOCK: 6538 LOT: 051

PERMITS:
 APPROVED: 02.28.2011

PERMITS:
 APPROVED: 02.28.2011

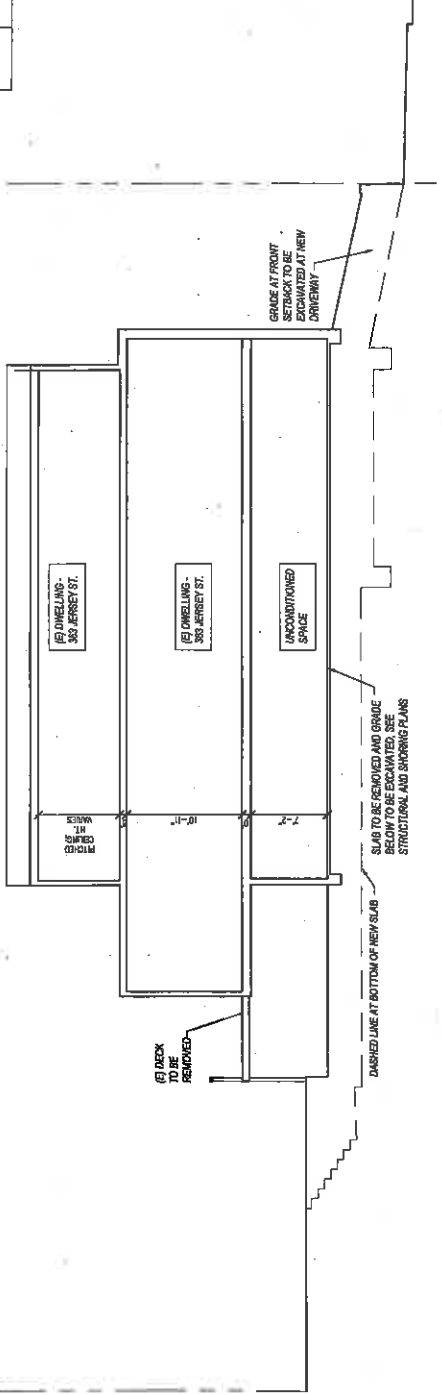
PERMITS:
 APPROVED: 02.28.2011

PERMITS:
 APPROVED: 02.28.2011

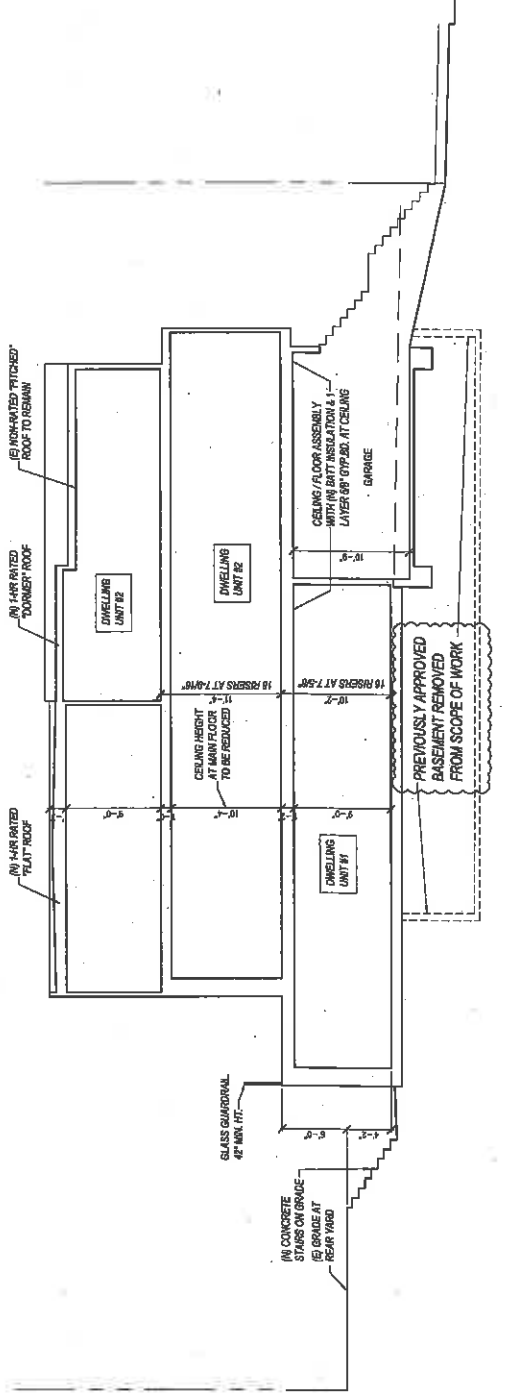
PERMITS:
 APPROVED: 02.28.2011

PERMITS:
 APPROVED: 02.28.2011

PERMITS:
 APPROVED: 02.28.2011



1 BUILDING SECTION - EXISTING
 SCALE: 3/16" = 1'-0"



2 BUILDING SECTION - PROPOSED
 SCALE: 3/16" = 1'-0"

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PROJECT: RESIDENTIAL ADDITION
ADDRESS: 383 JERSEY STREET
 SAN FRANCISCO, CA 94114
 BLOCK 6539 LOT 131

DATE: 02.29.2018
 SHEET: AFFAL

THIS DOCUMENT IS THE PROPERTY OF ARCHITECTURE + INTERIORS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE + INTERIORS IS STRICTLY PROHIBITED.

COMMENT DATE: JUNE 04th 2018


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

SPECIFICATIONS

A9.2

WAC LANDSCAPE LIGHTING

3" INGROUND 120V
5032



Project No: _____
 Client Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____

DESCRIPTION:
 This fixture is designed for in-ground installation. It features a clear lens and a stainless steel housing. The fixture is suitable for use in wet locations and is rated for 120V AC.

INSTALLATION:
 The fixture should be installed in a hole that is 3 inches in diameter and 4 inches deep. The hole should be lined with a gasket to prevent water from entering the fixture. The fixture should be secured with a nut and washer.


WARRANTY:
 The manufacturer warrants that the fixture is free from defects in material and workmanship for a period of 5 years.

CONTACT:
 WAC Lighting
 10000 W. 15th Ave.
 Denver, CO 80202
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.wac-lighting.com

1 LIGHT FIXTURE SPECIFICATION
 WALL MOUNTED AT REAR YARD
 SCALE: 1/8" = 1'-0"

WAC LIGHTING
Recessable Lighting

RUBIX - model WS-W25
LED Wall Mount



Project No: _____
 Client Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____

DESCRIPTION:
 This fixture is a recessable LED wall mount. It features a square design and a clear lens. The fixture is suitable for use in dry locations and is rated for 120V AC.

INSTALLATION:
 The fixture should be installed in a hole that is 4 inches in diameter and 4 inches deep. The hole should be lined with a gasket to prevent water from entering the fixture. The fixture should be secured with a nut and washer.

WARRANTY:
 The manufacturer warrants that the fixture is free from defects in material and workmanship for a period of 5 years.

CONTACT:
 WAC Lighting
 10000 W. 15th Ave.
 Denver, CO 80202
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.wac-lighting.com

2 LIGHT FIXTURE SPECIFICATION
 DECK / FLOOR / GROUND MOUNTED AT REAR YARD
 SCALE: 1/8" = 1'-0"

Benjamin P. Lai & Associates
Structural Engineer, Inc.

P.O. Box 2189
Danville, CA 94526
Tel: (925) 222-5929
Fax: (925) 222-5929
Email: bplai@comcast.net



CLIENT:
383 Jersey Street LLC
383 Jersey Street
San Francisco, CA 94114
Tel: 415-398-3278

ARCHITECT:
Jorge Carbonell
Architecture + Interiors
San Francisco, CA 94107
Tel: 415-398-3278
www.jorgecarbonell.com

STRUCTURAL ENGINEER:
Horn-Piango Engineering, Inc.
100 2nd Avenue
San Francisco, CA 94107
Tel: 415-282-0788
www.hornpiango.com

GENERAL CONTRACTOR: T.B.D.

REVISION	MARK	DATE	DESCRIPTION
			ISSUED FOR PERMITS
			SUBMITTAL

PROJECT ADDRESS:
383 Jersey Street
San Francisco, CA 94114
Block 6639 / Lot 051

DESIGNED BY: BPL
CHECKED BY: BPL
DATE: 06-25-2016
SCALE: 1/8" = 1'-0"
DRAWING NUMBER: SH1
PROJECT TITLE: TEMPORARY SHORING PLAN, ELEVATION & NOTES

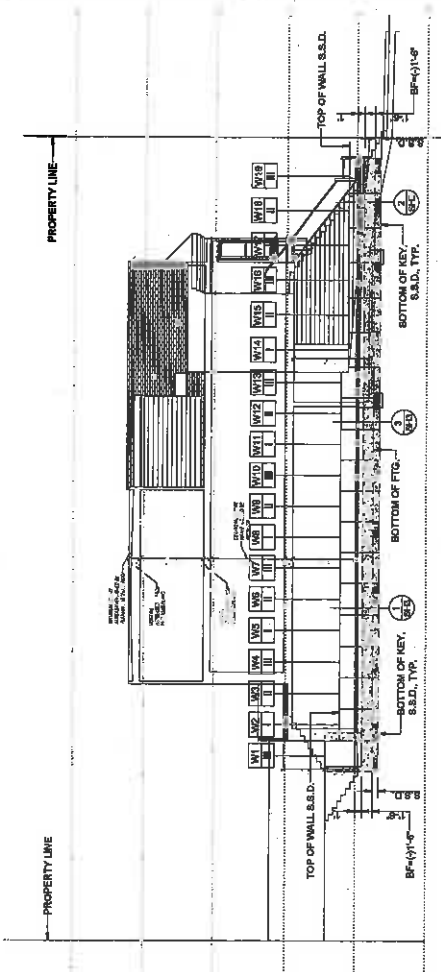
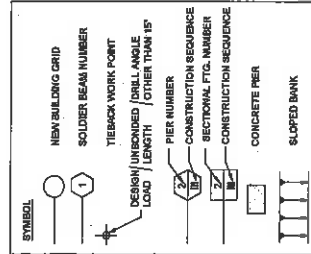
DRAWING LIST

- SH1 - TEMPORARY SHORING PLAN ELEVATION & NOTES
- SH2 - SHORING DETAILS, DETAILS & NOTES
- SH3 - TEMPORARY SHORING DETAILS & DETAILS
- SH4 - TEMPORARY SHORING NOTES & DETAILS

SCOPE OF WORKS:
DESIGNING TO FACILITATE EXCAVATION AND CONSTRUCTION OF THE PROPOSED RECONSTRUCTION PERMITS APPROVED PERMIT APPLICATION NUMBER

LEGEND:

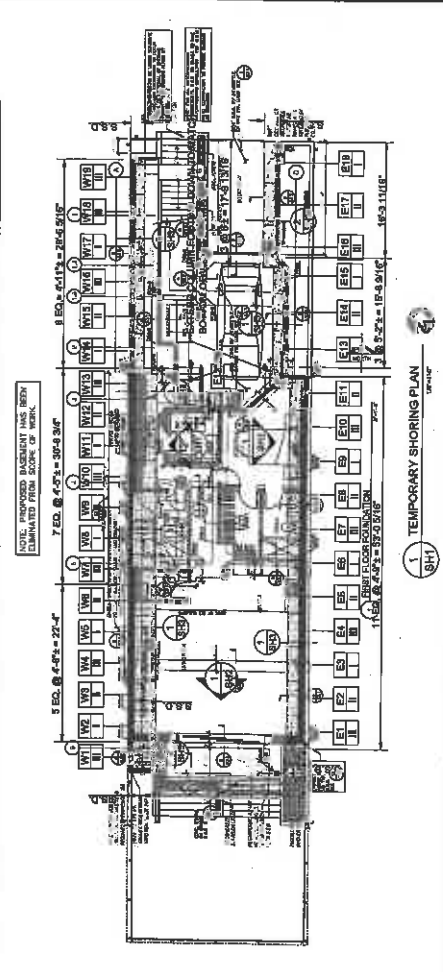
ADJ.	ADJACENT
B.O.F.	BOTTOM OF EXCAVATION
B.O.F.	BOTTOM OF (6) FOOTING
B.O.P.	BOTTOM OF PIER
B.O.T.	BOTTOM OF TOE
EG	EXISTING GRADE
EX	EXISTING
(E)	EXISTING
(N)	NEW
FL	PROPERTY LINE
T.O.S.	TOP OF STEEL ELEVATION
U.O.N.	UNLESS OTHERWISE NOTED
M.P.	VERIFY IN FIELD



1 TEMPORARY SHORING ELEVATION
SH1 - LOOKING WEST

UTILITY INFORMATION IS NOT SHOWN ON THE DRAWINGS. SEE CIVIL ENGINEER'S DRAWINGS FOR LOCATIONS OF ALL UNDERGROUND UTILITY INFORMATION. THE GENERAL CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL SINKING UTILITIES AND ALL DAMAGES THAT MIGHT BE OCCURRED BY ITS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE ENGINEER SHALL BE CONSULTED IF UTILITY LINE OR PIPING IS ENCOUNTERED DURING EXCAVATING OPERATIONS.

NOTE: PROPOSED BASEMENT THIS BEING ELIMINATED FROM SCOPE OF WORK.



NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspection shown on this approved plans and elevation, as the Special Inspection form is used with the permit is required for this project. The Special Inspection engineer's address, if record submittal has been submitted, is: 1000 California Street, Suite 1000, San Francisco, CA 94109. The name of the Special Inspector shall be included on the stamped building inspection permit in a list of work for which special inspection is required.

For all items requiring the design or construction of special inspection or work, please call the City of San Francisco Department of Building Inspection at 415-361-3131. If there are any special inspection requirements, please call your project manager at 415-361-3131 or 415-361-3132.

Before final building inspection is completed, the contractor shall obtain completion of the Special Inspection form from the Special Inspector. The contractor shall submit the completed Special Inspection form to the City of San Francisco Department of Building Inspection at 415-361-3131. The contractor shall also submit the completed Special Inspection form to the City of San Francisco Department of Building Inspection at 415-361-3131. The contractor shall also submit the completed Special Inspection form to the City of San Francisco Department of Building Inspection at 415-361-3131.

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as indicated on sheets SH1 through SH4. The building permit will not be issued without compliance with the structural observation requirements.

Special Inspection Services Contact Information:

Special Inspection Services
1000 California Street, Suite 1000
San Francisco, CA 94109
Tel: 415-361-3131
Fax: 415-361-3132

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE APPROVED STRUCTURAL OBSERVATION SHEET.

CONTRACTOR'S RESPONSIBILITIES:

1. Obtain and maintain all necessary permits.
2. Obtain and maintain all necessary insurance.
3. Obtain and maintain all necessary bonds.
4. Obtain and maintain all necessary approvals.

ENGINEER'S RESPONSIBILITIES:

1. Design and construct the temporary shoring system.
2. Provide structural observation during construction.
3. Provide special inspection during construction.
4. Provide all necessary calculations and drawings.


APPROVALS:

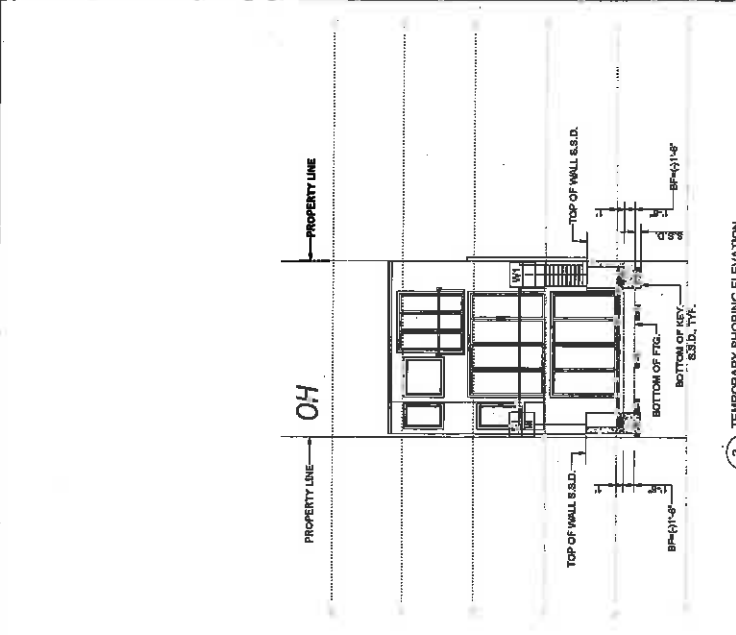
Structural Engineer: Benjamin P. Lai, P.E. (Seal No. 50324)
Date: 06-25-2016

Client: 383 Jersey Street LLC
Date: 06-25-2016

City of San Francisco Department of Building Inspection: [Signature]
Date: 06-25-2016

City of San Francisco Department of Building Inspection: [Signature]
Date: 06-25-2016

Benjamin P. Lai & Associates Structural Engineers, Inc. P.O. Box 2189 Danville, CA 94526 Tel. (925) 920-1889 Fax: (925) 222-9277 Email: bplai@comcast.net				OWNER: 383 Jersey Street LLC 383 Jersey Street San Francisco, CA 94114 Tel: 415-		ARCHITECT: Jorge Carbonell Architecture + Interiors 805 Mission Street San Francisco, CA 94107 Tel: 415-558-3778 www.carbonellinteriors.com		STRUCTURAL ENGINEER: Home-Plano Engineering, Inc. 1408 Bond Avenue San Francisco, CA 94122 www.homeplano.com		GENERAL CONTRACTOR: T.B.D.		REVISIONS: MARK # DATE DESCRIPTION - ORIGINAL - PRELIMINARY - REVISION -		PROJECT TITLE: BUILDING REMODEL & ADDITION		PROJECT ADDRESS: 383 Jersey Street San Francisco, CA 94114 Block 6538 / Lot 031		DESIGNED BY: BPL CHECKED BY: BPL DRAWN BY: BPL DATE: 7-10-2013 CAD FILE: 13-0721.dwg CLIENT JOB #:		TEMPORARY SHORING ELEVATIONS DETAILS & NOTES		SH2 SHEET NO. OF	
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2 TEMPORARY SHORING ELEVATION
 (S12) LOOKING SOUTH

NOTES:

1. REFER TO ALL REVISIONS AND COMMENTS ON THIS SHEET.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FOUNDATION CODE (CFC) AND ALL APPLICABLE LOCAL ORDINANCES.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE LOCAL ORDINANCES.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE (CPC) AND ALL APPLICABLE LOCAL ORDINANCES.

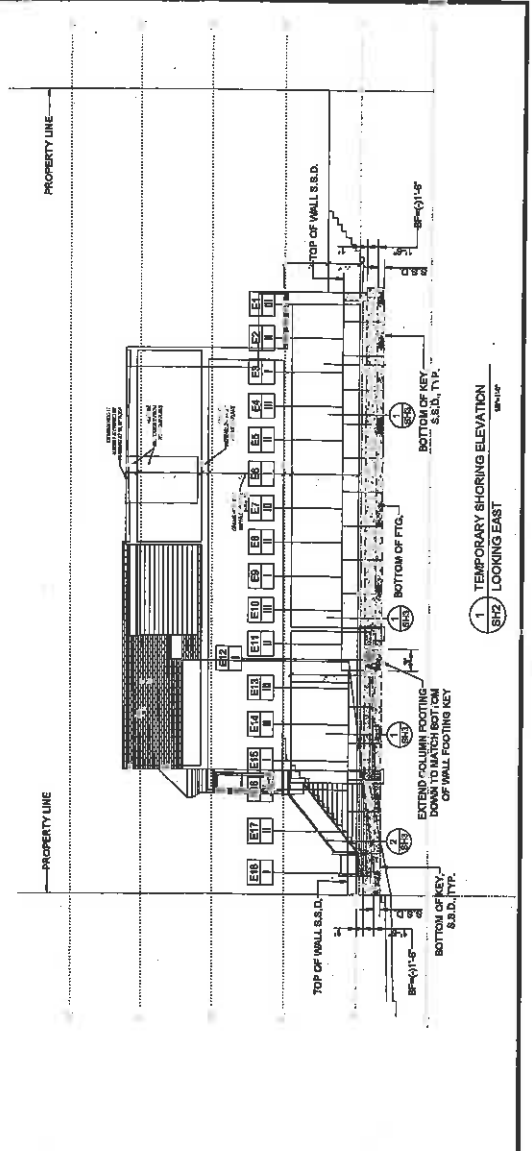
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GAS CODE (CGC) AND ALL APPLICABLE LOCAL ORDINANCES.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE (CFR) AND ALL APPLICABLE LOCAL ORDINANCES.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SAFETY CODE (CSC) AND ALL APPLICABLE LOCAL ORDINANCES.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES.

LATERAL EARTH PRESSURE DISTRIBUTION



1 TEMPORARY SHORING ELEVATION
 (S12) LOOKING EAST

<p>SYMBOL</p> <p>○ NEW BUILDING GRID</p> <p>① SOLDIER BEAM NUMBER</p> <p>⊙ TIEBACK WORK POINT</p> <p>⊙ DESIGN (UNBROKEN) OR BELL ANGLE LOAD / LENGTH</p> <p>⊙ PIER NUMBER</p> <p>⊙ CONSTRUCTION SEQUENCE</p> <p>⊙ SECTIONAL FITL NUMBER</p> <p>⊙ CONSTRUCTION SEQUENCE</p> <p>⊙ CONCRETE PIER</p> <p>⊙ SLOPED BANK</p>	<p>LEGEND</p> <p>ADJ. ADJACENT</p> <p>B.O.F. BOTTOM OF EXCAVATION</p> <p>B.O.F. BOTTOM OF (B) FOOTING</p> <p>B.O.P. BOTTOM OF PIER</p> <p>B.O.T. BOTTOM OF TOE</p> <p>EG. EXISTING GRADE</p> <p>EX. EXISTING</p> <p>FN. FINISH</p> <p>NEW. NEW</p> <p>PL. PROPERTY LINE</p> <p>T.O.S. TOP OF STEEL ELEVATION</p> <p>U.O.M. UNLESS OTHERWISE NOTED</p> <p>V.I.F. VERIFY IN FIELD</p>
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Benjamin P. Lai & Associates
Structural Engineers, Inc.

P.O. Box 2169
Daly City, CA 94026
Tel: (415) 952-6888
Fax: (415) 952-6889
Email: bplai@bpa.com

REGISTERED PROFESSIONAL ENGINEER
No. 45877
EXPIRES 12/31/2017
P.E. License No. 45877



OWNER
383 Jersey Street LLC
383 Jersey Street
San Francisco, CA 94114
Tel: 415-398-1115
Email:

ARCHITECT
Logis Carbonell
Architecture + Interiors
1000 Pine Street
San Francisco, CA 94107
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STRUCTURAL ENGINEER
Horn-Planto Engineering, Inc.
1000 Pine Street
San Francisco, CA 94107
Tel: 415-433-4700
www.hornplanto.com

GENERAL CONTRACTOR
T.B.D.

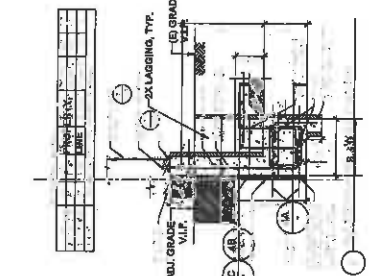
REVISIONS	MARK	DATE	DESCRIPTION
1	A	02/01/17	ISSUED FOR PERMIT
2	A	02/01/17	ISSUED FOR PERMIT

PROJECT ADDRESS
383 Jersey Street
San Francisco, CA 94114
Block 6536 / Lot 031

DESIGNED BY: BPL
CHECKED BY: BPL
DRAWN BY: BPL
DATE: 02/01/17
SCALE: AS SHOWN
PROJECT NO.: 17-001

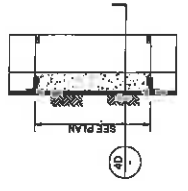
DRAWING TITLE
TEMPORARY SHORING DETAILS & NOTES

DRAWING NUMBER
SH3

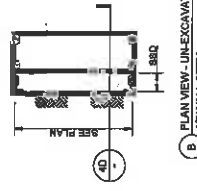


SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS, TYP.

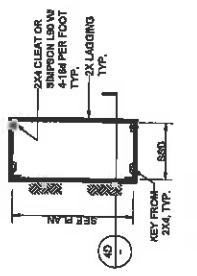
D SECTION VIEW - UN-EXCAVATED AT FOOTING



C PLAN VIEW - EXCAVATED AT WALL STEM

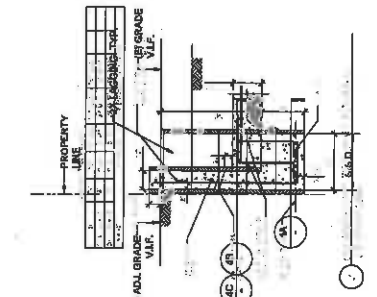


B PLAN VIEW - UN-EXCAVATED AT WALL STEM



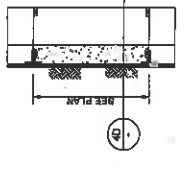
A PLAN VIEW - UN-EXCAVATED AT FOOTING

4 SECTIONAL FOOTING CONSTRUCTION DETAILS ALONG PROPERTY LINE

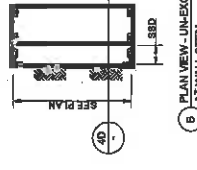


SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS, TYP.

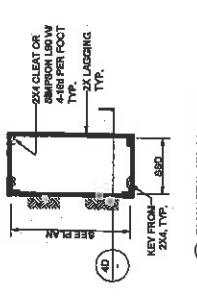
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C PLAN VIEW - EXCAVATED AT WALL STEM

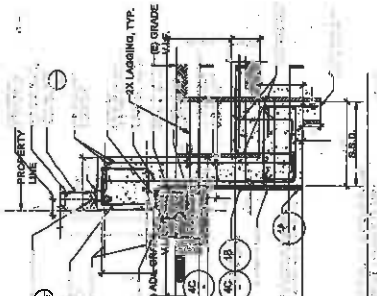


B PLAN VIEW - UN-EXCAVATED AT WALL STEM



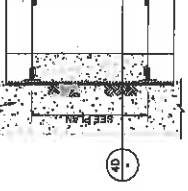
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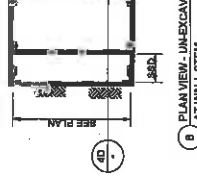


SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS, TYP.

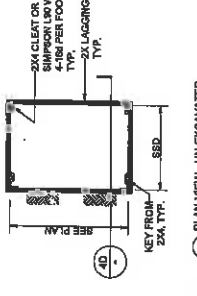
D SECTION VIEW - UN-EXCAVATED AT FOOTING



C PLAN VIEW - EXCAVATED AT WALL STEM



B PLAN VIEW - UN-EXCAVATED AT WALL STEM



A PLAN VIEW - UN-EXCAVATED AT FOOTING

4 SECTIONAL FOOTING CONSTRUCTION DETAILS ALONG PROPERTY LINE

**Benjamin P. Lai
& Associates**
Geotechnical Engineers, Inc.

P.O. Box 2168
Dana Point, CA 92629-2168
Tel. (949) 554-1989
Fax (949) 224-3287
Email: bp@bpl.com

The work on this project was performed in accordance with the provisions of the State of California Civil Code, Section 496.110.



STAMP

363 Jersey Street LLC
363 Jersey Street
San Francisco, CA 94114
Tel 415

Architect

Jorge Caribonal
Architecture - Interiors
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www.caribonalarchitecture.com

Hon-Plano Engineering, Inc.
STRUCTURAL ENGINEER
1408 24th Avenue,
San Francisco, CA 94112
Tel: 415-285-3112
www.honplano.com

T.B.D.

REVISION	DATE	DESCRIPTION
1	01/27/11	ISSUE FOR PERMIT

**BUILDING
REMODEL &
ADDITION**

363 Jersey Street
San Francisco, CA 94114
Block 8539 / Lot 031

DESIGNED BY:
CHECKED BY:
DATE:

**TEMPORARY
SHORING
NOTES & DETAILS**

SH4

GENERAL NOTES

- All construction shall conform to the latest local Building Code and to the rules and regulations of all agencies having jurisdiction.
- The information presented in these drawings constitutes the design of temporary shoring and scaffolding systems. The contractor shall be responsible for the construction and erection of these systems. It is the contractor's responsibility to ensure that the temporary earth retention system will be in service for approximately one year or less.
- Benjamin P. Lai & Associates, Geotechnical Engineers, Inc. is responsible for the design of the temporary shoring and scaffolding systems only.
- The term "Contractor" used in these notes and drawings refers to the contractor who is to construct and erect the temporary shoring and scaffolding systems. The Contractor shall be responsible for the construction and erection of these systems. The term "Shoring Engineer" refers to Benjamin P. Lai & Associates, Geotechnical Engineers, Inc. The term "Structural Engineer" refers to Hon-Plano Engineering, Inc. The term "Geotechnical Engineer" refers to H. Alan Gerson Geotechnical Engineering.
- All shoring and scaffolding systems to be installed by Contractor. The design of the temporary shoring and scaffolding systems are based upon the following available information:
 - Architectural drawings as prepared by the Architect dated 01/21/2011.
 - Site conditions and data as provided by the Structural Engineer dated 11/16/2010.
 - Geotechnical Investigation prepared by the Geotechnical Engineer dated 11/16/2010.
- All construction, materials and workmanship shall comply with all applicable requirements of the California Building Code, the California Occupational Safety and Health Act, the Construction Safety Act and other relevant regulatory codes.
- International Conference of Building Officials, 2010 California Building Code.
- International Conference of Building Officials, California Building Code.
- Fabrication and Erection of Structural Steel for Buildings.
- American Welding Society, Structural Welding Code AWS D1.1.
- American Concrete Institute Specifications for Structural Concrete for Buildings ACI 301.
- American Society for Testing and Materials.

- All structural details and shapes shown on these drawings are minimum sizes required, equal or greater sizes may be substituted with the Engineer's prior approval.
- The Structural Contractor shall coordinate these drawings with existing and applicable requirements prepared by the Architect and Structural Engineer regarding the new and existing construction. The General Contractor shall resolve any conflicts on the drawings with the Architect and Structural Engineer before proceeding with construction.
- Prior to the start of the work and following the completion of excavation and shoring work, the Contractor shall submit proposed shoring and scaffolding drawings to the Engineer for review. Any shoring conditions that might be obtained as being been caused by the work.
- The General Contractor shall employ a Licensed Land Surveyor to establish control points in the area of the excavation and shoring. The Contractor shall provide and maintain the control points at all times. The Contractor shall be responsible for the construction and erection of these systems. The term "Shoring Engineer" refers to Benjamin P. Lai & Associates, Geotechnical Engineers, Inc. The term "Structural Engineer" refers to Hon-Plano Engineering, Inc. The term "Geotechnical Engineer" refers to H. Alan Gerson Geotechnical Engineering.

- The Engineer has made observations concerning the condition of the buildings on the site. The Engineer has made observations concerning the condition of the buildings on the site. The Engineer has made observations concerning the condition of the buildings on the site.
- It is the Engineer's responsibility to provide a safe and sound working environment. It should be noted that the Engineer is not responsible for the safety of the workers. The Contractor shall be responsible for the safety of the workers.
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GENERAL NOTES (Continued)

- A Testing Laboratory, approved by the International Conference of Building Officials, shall be retained to perform the following tests to be paid for by the Owner of the project.
 - Concrete compressive strength and splitting tensile strength tests on 3,000 psi, Minimum 3 cylinders for each concrete pour.
 - Soil strength tests on 10,000 psi.
- The Contractor shall take extraordinary precautions concerning the preservation of the adjacent properties.
- The General Contractor shall provide means to prevent surface water from entering the excavation over the top of shoring and cut slopes.
- The General Contractor shall coordinate the water connections with the work to prevent leaks and erosion. Excavation shall be conducted in such a manner that there is no disturbance of the soil and no erosion. Excavation shall be done in steps, being coordinated with the installation of the shoring and scaffolding under the "Procedures".
- The General Contractor shall coordinate the use of heavy or light machinery and equipment and excavation equipment. Damage (instead of a result of operations) caused by this equipment is the responsibility of others.
- The General Contractor shall be responsible for the removal of water within the site to allow the excavation and construction to proceed. The Contractor shall be responsible for control of water related to shoring installation. Procedures for this work are subject to review by the Geotechnical Engineer.
- The General Contractor shall be responsible for providing appropriate methods to dewater the site and the removal of water within the site to allow the excavation and construction to proceed. Procedures for this work are subject to review by the Geotechnical Engineer.
- Utility information is not shown on these drawings. See civil drawings for utility information. The General Contractor shall determine the exact location of all existing utilities, and shall be responsible for their protection. The Contractor shall be responsible for their protection and shall be held liable for any damage caused by any and all underground utilities. The Engineer shall be consulted if utility lines or pipes is encountered during shoring erection. Care shall be taken in digging so that the following conditions of all lines in the path of shoring are recognized:
 - Foreign materials pulled from the hole.
 - Foreign materials pulled from the hole.
- The General Contractor shall provide barricades to protect pedestrians and vehicles from harm. Safety railing at the top of shoring shall be constructed and maintained by others.

MATERIALS

- Radiation shield steel shall conform to ASTM Specification A516, Grade 60, except that strength and tests shall be made to Grade 60. Splices shall be a minimum of 90 bar diameters, and be at least 28 days.
- Concrete for retention wall footings shall obtain a minimum compressive strength of 3,000 psi on 28 days.
- Permanent grade shall have a 28-day compressive strength (as determined by ASTM Specification C109) of not less than 7.0 MPa. The concrete shall be tested at 7 days and again at 28 days.
- The ultimate content be made with a carbon (higher) and not exceed a water-cement ratio of 10:1.
- Anchor bolts shall conform to ASTM Specification A307.
- Non-Shrink grout shall be "SAGGROUT 212" or equivalent.
- Wood lagging shall be S40 S40, No. 2, graded to specification with Girding File for Western Lumber and pressure treated for ground contact. Treat wood contact of walls & chemical preservative that suitable for the ground contact according to the manufacturer's recommendation prior to installation.

PROCEDURES FOR INSTALLATION OF HORIZONTAL SECTIONAL BASEMENT WALL.

- Construction of head-dug sectional basement wall shall be according to the construction sequence and details as shown on these drawings.
- Install anchor bolts and hold-down equipment according to structural drawings if required.
- Sequence of head-dug sectional basement wall shall not permit excavation of pile closer than the required distance to the wall. The Contractor shall be responsible for the safety of the workers. The Contractor shall be responsible for the safety of the workers.
- Excavation of head-dug sectional basement wall to be performed in pile using horizontal excavation, and shall be done in steps, being coordinated with the installation of the shoring and scaffolding under the "Procedures".
- Install anchor bolts and hold-down equipment according to structural drawings if required.
- Install steel pipes, steel pipe, and waterproofing according to structural drawings if required.
- Place reinforcing steel, horizontal dowels, form that surface of basement wall and cast concrete according to the structural drawings.
- Excavate the next sequence head-dug basement wall section as specified on the shoring drawings according to the steps 1 through 7 as stated above.
- After installation of all head-dug sectioned basement wall is completed, start concrete to be poured in place.
- Construct the proposed foundation and basement slab according to structural drawings as required.

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PROCESS FOR SUBMITTING REVISED PLANS

The following process applies only to appeals in which the Board of Appeals has imposed the submittal of revised plans as a condition of approval for a building permit or zoning variance.

1. The permit holder shall submit three (3) sets of revised plans to the Executive Director for review and approval.
2. All three (3) sets of plans shall be marked with clouds and/or highlighting to clearly show the specific revisions required by the Board of Appeals.
3. A copy of the Notice of Decision issued by the Board of Appeals shall be reproduced on the plans.
4. After approval by the Executive Director, the permit holder or his/her representative will submit two plan sets to the Department of Building Inspection for expedited review under the Building Code, for the purpose of obtaining a **Board of Appeals Special Conditions Permit**. The Board of Appeals will retain one plan set as part of the permanent Appeal record.

You may contact the Board of Appeals office for an appointment with the Executive Director to have the plans reviewed while you wait, or you may leave the plans at the Board office for review and pick up at a later time.



PROJECT NO. 1000...
DATE: 10/11/11
DRAWN BY: BPL
CHECKED BY: BPL
SCALE: AS SHOWN

PROJECT NO. 1000...
DATE: 10/11/11
DRAWN BY: BPL
CHECKED BY: BPL
SCALE: AS SHOWN

PROJECT NO. 1000...
DATE: 10/11/11
DRAWN BY: BPL
CHECKED BY: BPL
SCALE: AS SHOWN

**BUILDING
REMODEL &
ADDITION**

300 Jersey Street
San Francisco, CA 94114
Block 8538 / Lot 031

OWNER:
CONTRACT NO.:

**TEMPORARY
SHORING
NOTES & DETAILS**

SH4

1. The Contractor shall be responsible for obtaining all necessary permits from the local authorities.

2. The Contractor shall provide all necessary shoring and bracing for the existing structure during the construction process.

3. The Contractor shall ensure that all shoring and bracing is installed in accordance with the approved plans and specifications.

4. The Contractor shall maintain a minimum clearance of 4 feet between the shoring and the existing structure.

5. The Contractor shall provide adequate drainage for any water that may accumulate on the construction site.

6. The Contractor shall ensure that all shoring and bracing is removed in a safe and controlled manner at the end of the project.

7. The Contractor shall provide adequate lighting for the construction site at all times.

8. The Contractor shall ensure that all shoring and bracing is installed in a manner that does not obstruct access to the existing structure.

9. The Contractor shall provide adequate ventilation for the construction site at all times.

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Exhibit B



City and County of San Francisco
 Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 363 Jersey St. (number) 653rd 031 (street) (block and lot)

Permit Application No: 201411181348 Type of Construction: DI Stories: 4 Dwelling Units: 1

Basements: 0 Occupancy Classification: R-3 No. of Guestrooms: — with cooking facilities: —

Description of Construction: New garage and Sanitation. Horizontal addition to rear and vertical addition. Covered interior second. Reduce windows in the front. One new property line walk. ~~covered~~ Covered under deck space. Reference RA# 201403234449.

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109A of the San Francisco Building Code.

Any change in the use or occupancy of these premises—or any change to the building or premises—could cause the property to be in violation of the Municipal Codes of the City and County of San Francisco and, thereby, would invalidate this Certificate of Final Completion and Occupancy. A copy of this Certificate shall be maintained on the premises and shall be available at all times. Another copy of this Certificate should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the Municipal Codes of the City and County of San Francisco.

This certificate issued on: January 21, 2014 by: [Signature] Building Inspector
[Signature] (Signature) Rich Howard Building Inspector

Patrick O'Riordan, Interim Director Printed Name

BRIEF(S) SUBMITTED BY RESPONDENT DEPARTMENT(S)



BOARD OF APPEALS BRIEF

HEARING DATE: July 17, 2024

July 11, 2024

Appeal Nos.: 24-034
Project Address: 363 Jersey Street
Block/Lot: 6538/031
Zoning District: RH-2 (Residential-House, Two Family)
Central Neighborhoods Large Residence SUD
Height District: 40-X
Staff Contact: Corey A. Teague, Zoning Administrator – (628) 652-7328
corey.teague@sfgov.org

Introduction

The subject property underwent permitting and appeals between 2014 and 2018 to authorize the expansion of the existing residential building. While the permits during that time included the addition of a second dwelling unit on the ground floor, the second unit was not constructed as indicated on the approved plans. This discrepancy was first identified by the Planning Department in 2022 during the marketing of the home. At approximately the same time in 2022, the current owner purchased the property.

Background

Considering the long and nuanced background of this situation, the following timeline is provided to communicate the key events and actions in sequential order:

Timeline:

- **2014:** Building Permit (BP) No. 201411181848 was submitted for a vertical and horizontal addition, new basement level, new garage on the ground floor and basement, and complete interior remodel of an existing single-family building.
- **2016:** BP No. 201411181848 was revised to reduce the ground floor garage and add a second dwelling unit on the ground floor. However, while the plans were revised to show these changes, the City's Permit Tracking System (PTS) was not updated to indicate the permit would result in the addition of a second dwelling unit.
- **2017:** A request for Discretionary Review was filed by the owner of 367 Jersey St (adjacent to the west).
 - An agreement was reached between the parties.
 - Revised plans were approved by the Planning Commission on consent without discussion.
- **2017:** The Planning Department was made aware the property was being marketed for sale with an approval for a single-family home. Department staff informed the property owner at that time to correctly describe the approval as containing two dwelling units when marketing the property.
- **2017:** BP No. 201411181848 was issued on November 29, 2017.

363 Jersey St - Board of Appeals Brief

Appeal No. 24-034

Hearing Date: July 17, 2024

- The face of the permit and PTS listed the permit as maintaining only one dwelling unit, although the Planning approval on the back of the permit and the plans had been revised to add a second dwelling unit.

- **2017:** Two appeals were filed against BP No. 201411181848 by the owners of 359 Jersey Street and 367 Jersey Street. Both appeals were primarily related to proposed excavation and structural work.

- **2018:** Board of Appeals granted both appeals and upheld the permit pursuant to revised plans.
 - The basement and car parking elevator were removed.
 - The interior elevator was removed.

- **2018:** Board of Appeals Special Conditions Permit No. 201803234449 was issued to document the Board's actions. The permit indicated the building will go from one to two dwelling units and included the revised plans approved by the Board, which showed the second dwelling unit being added.

- **2018 – 2021:** The project was constructed. However, the second dwelling unit was **not** constructed on the ground floor. Instead, the ground floor is open to the upstairs and contains only a kitchenette with two countertop burners, but no oven.

- **2021:** January: Construction was completed, and the original Certificate of Final Completion (CFC) was issued by DBI indicating only one dwelling unit.

363 Jersey St - Board of Appeals Brief

Appeal No. 24-034

Hearing Date: July 17, 2024

- **2022:** February: A complaint was filed with the Planning Department and an enforcement case was opened regarding potential unauthorized dwelling unit merger due to the property sale materials referencing a single-family home.
- **2022:** February: Current property owner (Appellant) purchased the property.
- **2022:** The Planning Department informed DBI of the discrepancy between the issued permits and as-built condition, and DBI issued a revised CFC for 2 dwelling units. However, the physical nature of the building was not changed to add a second dwelling unit.
- **2023:** The Planning Department issued a Notice of Violation (NoV) for construction work conducted that was inconsistent with the issued permits.
- **2023:** A Zoning Administrator appeal hearing was conducted for the NoV. The Final Notice of Violation and Penalty Decision (NoVPD) was subsequently issued confirming the violation (Exhibit A).

Abatement options included:

- File a building permit to conduct the work necessary to add the second dwelling unit on the ground floor; **or**
- File a building permit to legalize the existing condition as only one dwelling unit, with an understanding that such permit would be denied because it would be inconsistent with the prior Planning Commission and Board of Appeals decisions, and the property owner could then appeal that denial to the Board.

- 2024: BP No. 202403137715 was submitted to legalize the existing condition as a single-family building.
 - Planning Disapproval Letter for the permit issued on April 25, 2024 (Exhibit B).

The Planning Code definition of a Dwelling Unit states that a kitchen must be provided. However, neither the Planning nor Building Code specifically defines the minimum components of a kitchen. The Zoning Administrator issued Planning Code interpretations on March 22, 2021, which included an interpretation defining a kitchen as follows:

The definition of a Dwelling Unit states that it is “designed for, or is occupied by, one family doing its own cooking therein and having only one kitchen.” However, the Planning Code provides no specific definition or parameters for a “kitchen.” Similarly, the Building Code also requires a Dwelling Unit to contain a kitchen but provides no specific definition.

For the purpose of defining a new Dwelling Unit in the Planning Code, the required kitchen shall consist of a room containing a full-size oven (gas or electric), a counter sink with each dimension greater than 15 inches, and a refrigerator/freezer of at least 12 cubic feet. For the purpose of defining a second kitchen within a Dwelling Unit, such a space may not contain a full-size oven (gas or electric) or cooktop range with more than two burners, but may contain a counter sink of any size and/or a refrigerator/freezer of any size. Stand-alone laundry sinks shall not be considered for the purpose of defining a kitchen in either scenario.

On a case-by-case basis, as determined by the Zoning Administrator, “Permanently Supportive Housing,” as defined in the Administrative Code, may be determined to be Dwelling Units even when providing only limited cooking facilities due to the unique nature of such housing.

Given the circumstances described above and in the Appellant's brief, they believed they were purchasing a legal single-family home, as the physical condition matched that description, the Assessor-Recorder's records listed it as a single-family home, it was taxed as a single-family home, and the Report of Residential Building Record (3-R Report) issued by DBI at the time of sell also stated that the building contained only one dwelling unit (the 3-R Report relied on the originally issued CFC). The Appellant has stated that they were unaware that the prior permits called for a second dwelling unit.

The Appellant also claims that the work required to add the second dwelling unit, especially a full kitchen, would be expensive and overly burdensome. However, the technical options and requirements under the Building Code for adding a second kitchen are not the purview of the Planning Department and are instead the purview of DBI. As such, the Department also takes no position on the potential cost of adding the second dwelling unit or how burdensome that would be for the Appellant.

Conclusion

To conclude, the issue before the Board is quite unfortunate. The Planning Department's typical position is to support the creation of more housing, especially within Zoning Districts where additional density is permitted, such as the RH-2 Zoning of the subject property. Additionally, all things being equal, the Department prefers not to reward unauthorized work and behavior. As such, the Department's general preference is that the appeal be denied so that the second dwelling unit may be constructed as originally approved. However, the Department also recognizes the challenging situation for the Appellant and that they are not responsible for the current scenario. The Department trusts that the Board will weigh all the relevant factors and information provided for this case and make a sensible final decision.

363 Jersey St - Board of Appeals Brief
Appeal No. 24-034
Hearing Date: July 17, 2024

cc: Marc Freed-Finnegan (Appellant – Property Owner)
Kevin Birmingham (DBI)

Enclosures: Exhibit A – Notice of Violation and Penalty Decision
Exhibit B – Planning Disapproval Letter for BP No. 202403137715

EXHIBIT A



VIOLATION AND PENALTY DECISION

October 4, 2023

Property Owner

Marc Freed-Finnegan Lvg Tr
363 Jersey St
San Francisco, CA 94114

Site Address: 363 Jersey St
Assessor's Block/Lot: 6538/031
Zoning District: RH-2, Residential, House, Two-Family
Complaint Number: 2022-001114ENF
Code Violation: Section 175: Work without Permit
Administrative Penalty: Up to \$250 per Day for Each Violation
Enforcement T & M Fee: \$3,701.39 (Current Fee for confirmed violations, Additional charges may apply)
Response Due: Within 15 days from the date of this Notice
Staff Contact: Ada Tan, (628) 652-7403, ada.tan@sfgov.org

The Planning Department finds the above referenced property to be in violation of the Planning Code. As the owner of the subject property, you are a Responsible Party to bring the above property into compliance with the Planning Code. Details of the violation are discussed below:

Background

On February 21, 2018, the Board of Appeals granted an appeal (17-192) with conditions related to the issuance of Permit 201411181848S.

On March 7, 2018, the Board of Appeals granted another appeal (17-191) with conditions related to the issuance of Permit 201411181848S.

On February 7, 2022, the Planning Department opened enforcement case No. 2022-001114ENF in response to a complaint that was received.

On September 15, 2022, the Planning Department issued the first Notice of Violation (NOV) finding the subject property in violation of the Planning Code. The NOV outlined the violation, how to correct the violation, administrative penalties, and the available appeal processes.

On June 6, 2023, you filed a Jurisdiction Request with the Board of Appeals.

On June 22, 2023, the Enforcement Planner informed you that the Department would re-issue the Notice of Violation to open the appeal timeframe since the Notice of Complaint and the Notice of Enforcement were issued to the previous owner in error.

On August 1, 2023, the Planning Department issued a second NOV to supersede and replace the first NOV.

On August 10, 2023, the Planning Department received a request for a Zoning Administrator Hearing to appeal the second NOV issued on August 1, 2023.

On September 11, 2023, the Zoning Administrator held a public hearing on the matter virtually via Webex. The hearing was attended by the Zoning Administrator, Corey A. Teague; Enforcement Manager, Kelly Wong; Enforcement Planner, Ada Tan; the property owner, Marc Freed-Finnegan; and the property owner's Architect, Troy Kshanipour. Details of the violation and hearing are discussed below.

Description of Violation

The Zoning Administrator determined that the above referenced property is in violation of the Planning Code due to non-compliance with Planning Code Section 175. The details of violation are discussed below.

Building Permit (BP) No. 201411181848 was issued on November 29, 2017, and completed with a final inspection on January 21, 2021. This BP was approved by the Planning Department for two dwelling units: one dwelling unit on the first floor and a second dwelling unit on the second and third floor. On August 21, 2018, BP No. 201803234449 was issued and subsequently completed on January 21, 2021, for a scope of work that included changes to the previously approved interior alterations and layout of the building under BP no. 201411181848. The As-Built conditions of the property do not match what was previously approved by the Planning Department.

Additionally, a garage door and the railing at the lower portion of the stairs at the front of the property was installed that does not match what was previously approved by the Planning Department under BP 2014181848 and 201803234449. Our records show that BP 201909171822 was filed on September 17, 2019 and completed on January 21, 2021 for stair details and only included structural drawings. This permit did not include any proposed changes to the stair railing design, nor was it routed to the Planning Department for review and approval.

Per a Zoning Administrator Interpretation issued on March 20, 2021, a Dwelling Unit is defined as:

“designed for, or is occupied by, one family doing its own cooking therein and having only one kitchen. For the purpose of defining a new Dwelling Unit in the Planning Code, the required kitchen shall consist of a room containing a full-size oven (gas or electric), a counter sink with each dimension greater than 15 inches, and a refrigerator/freezer of at least 12 cubic feet. . . Stand-alone laundry sinks shall not be considered for the purpose of defining a kitchen in either scenario.”

To be considered a dwelling unit, the space must also meet the following requirements: (i) the space has independent access that does not require entering a Residential Unit on the property and (ii) there is no open, visual connection to another Residential Unit on the property.

Pursuant to Planning Code Section 171 structures and land in any zoning district shall be used only for the purposes listed in the Planning Code as permitted in that district, and in accordance with the regulations established for that district.

Pursuant to Planning Code Section 175, a Building Permit is required for the construction, reconstruction, enlargement, alteration, relocation, or occupancy of any structure in compliance with the Planning Code.

Failure to comply with any of these provisions constitutes a violation of the Planning Code and is subject to an enforcement process under Planning Code Section 176.

Timeline of Investigation

On February 16, 2022, the Planning Department sent a Notice of Complaint to the property. This notice was addressed to the prior property owner in error.

On April 21, 2022, the Planning Department sent a Notice of Enforcement to the property. This notice was also addressed to the prior property owner in error.

On September 15, 2022, the Planning Department issued the first Notice of Violation (NOV) to you (the correct owner) finding the subject property in violation of the Planning Code. The NOV outlined the violation, how to correct the violation, administrative penalties, and the available appeal processes.

On October 18, 2022, the Planning Department sent you a Notice of Penalty and Fee.

On October 24, 2022, you contacted the Enforcement Planner via email stating that you had only just received the Notice of Violation addressed to you (Marc Freed-Finnegan Living Trust at 363 Jersey St) the week prior. You also noted that you received the previous Notice of Enforcement at your property, however, since it was addressed to the prior owner (Ylem Trust), you did not open that mail. Upon further investigation, it was discovered that the property owner information the Planning Department was currently using, which is provided by the Office of the Assessor-Record, was outdated and inaccurate.

On November 9, 2022, Planning Department staff Ada Tan and Wesley Wong conducted a site inspection of the subject property and confirmed the violations. During this site visit, staff observed a dwelling unit merger. The doors and walls approved in the aforementioned permits were not constructed, resulting in no physical separation between the two authorized units. Additionally, the first floor kitchen only consisted of a two stove burner, but the plans for the associated permits show a four stove burner. The configuration of the counter space also does not match what was approved. Staff also observed that the garage door and lower railings on the front façade do not match the Planning Department's approvals.

On November 15, 2022, you put the Enforcement Planner in contact with your Architect Troy Kashanipour. The Enforcement Planner sent an email to Troy requesting that drawings be provided by December 30, 2022, for review. Troy contacted the Enforcement Planner later that day confirming that he would be assisting the owner with abating the violation and would be able to meet the deadline for submitting new drawings and additional materials for review.

On December 22, 2022, your Architect, Troy, contacted the Enforcement Planner via email to provide a status update and requested an extension for submitting the new set of plans. The Enforcement Planner granted an extension to mid-January.

On January 19, 2023, the Enforcement Planner sent an email to Troy to check in on the status of the drawings.

On January 25, 2023, Troy informed the Enforcement Planner that he was working on the drawings and would send a draft by the end of the week.

On January 31, 2023, your Architect Troy submitted a plan set to the Planning Department for review to address the violations.

On February 1, 2023, the Enforcement Planner issued comments for the plan set.

On February 9, 2023, Troy responded to the Enforcement Planner's with follow-up questions and comments.

On February 23, 2023, the Enforcement Planner responded to Troy's questions with the requirements to bring the property back into compliance with the Planning Code.

On March 2, 2023, the Enforcement Planner confirmed with the Zoning Administrator (ZA) that the kitchen on the first floor must meet the "Dwelling Unit" definition of a kitchen as outlined in the ZA Interpretation issued on March 20, 2021. The Enforcement Planner relayed this information to Troy via email.

On April 28, 2023, Troy contacted the Enforcement Planner regarding the abatement requirements for the garage and lower railing on the front façade in relation to the historic status of the property.

On May 10, 2023, the Enforcement Planner discussed the property with the District 7 Manager, Elizabeth Gordon-Jonckheer, for Preservation input on the front façade work. It was determined that the As-Built conditions cannot be legalized since the modifications are not compatible with the Preservation requirements for a Category A building. The Enforcement Planner relayed this information to Troy via email.

On June 6, 2023, you filed a Jurisdiction Request with the Board of Appeals.

On June 22, 2023, the Enforcement Planner informed you that the Department would re-issue the Notice of Violation to open the appeal timeframe since the Notice of Complaint and the Notice of Enforcement were issued to the previous owner in error.

On June 27, 2023, you confirmed that you would be okay with the Department re-issuing the Notice of Violation so that it was addressed to you at the correct mailing address, as noted above in this notice.

On August 1, 2023, the Planning Department issued a second NOV to supersede and replace the first NOV.

On August 10, 2023, you requested a Zoning Administrator (ZA) Hearing to appeal the second NOV issued on August 1, 2023.

On August 30, 2023, you submitted the Request for ZA Hearing packet with supplemental information to justify your request.

On September 11, 2023, the Zoning Administrator held a public hearing on the matter virtually via Webex.

To date, the Planning Department has not received any evidence to demonstrate that the above violation has been abated or a corrective action has been taken to bring the subject property into compliance with the Planning Code.

Evidence Presented at the Zoning Administrator Hearing

Details of the hearing are discussed below.

At the hearing, the property owner, Marc Freed-Finnegan, stated that he purchased the property in February 2022 and later received a notice from the Planning Department outlining that there were violations on the property. Marc noted that he has not made any modifications to the house since purchasing it and all the identified issues were completed by the developer or previous owner when the property was renovated a few years ago. Marc also stated that he is eager to get the issues resolved.

Marc then went on to summarize the issues. The first one being that the previous owner removed a wall and doors that separated the two units. Marc is willing to put the physical separation back up and construct what was previously approved on the plans. The Zoning Administrator (ZA) said that we are all on the same page for putting back the separations so that there are physically two separate units on site.

Marc then spoke about the second and third issues, which both pertain to the exterior front facade alterations, specifically the garage door and the lower railings that were not documented or approved on the original plans. The proposed plans that Marc and his Architect, Troy Kashanipour, submitted to the Department shows the As-Built condition they are trying to legalize, but they were surprised that the Department rejected the proposal. Marc relayed that he and Troy reviewed the Secretary of Interior Standards for Rehabilitation. The things that stood out to them were that this is a historic home with a twin property next door, which serves as a model along with historic photos of the property that they looked at. Marc pointed out that the Standards state that anything that is new must be differentiated from the old, so it is inappropriate to build anything that is falsely historical or incompatible. They were surprised by Planning's recommendation that the lower railing must match the upper railing and that a wood style panel garage door should be installed that was never in place before since the property did not previously have a garage.

The ZA relayed that this hearing is about the NOV determining that there is a violation for various reasons, including the internal and external work that was done. The ZA noted that the more challenging issue is the appropriate path for abatement, such as what can be approved. The ZA added that the corrective permits will

be looked at from a Department perspective outside of the enforcement context as if the work is being proposed as new, which falls under the permit and design review process.

Marc asked for clarification on what to expect from the ZA regarding the outcome of the hearing to move the process forward. The ZA relayed that a letter would be issued after the hearing that will be very similar to the Notice of Violation to determine whether violations have occurred based on the arguments being presented. Troy asked for direction from Preservation staff regarding why they are not accepting the railing and garage door and the ZA responded saying that issue is reviewed under a separate process that can be coordinated with Enforcement staff and discussed with Preservation staff outside of the hearing.

The last issue that Marc brought up was that the kitchen on the ground floor was built with two stove burners instead of four, which is what was approved on the plans. Marc was surprised that the 2021 ZA Interpretation would need to be applied on a permit that was approved in 2018. Marc noted that he would be willing to remove the two burners on the counter to install four burners to match the approved plans instead. However, removing and altering the entire kitchen seems inappropriate to the situation at hand and requested the ZA's guidance on this issue. Troy added that when there is a four-burner cooktop, there will need to be a ventilation system ducted to the inside, which presents a challenge for them to figure out how to do that.

The ZA acknowledged that there is a physical challenge that exists, but the logic and principle behind the Interpretation was that prior to 2021, there was no set definition for a kitchen. If anyone came to the Department proposing a two-stove burner in the past, that would have been required to be updated to a bigger cooktop to qualify as a separate unit. The ZA added that since what was constructed does not match what was approved, any new proposal on a permit application must meet the current standards that set clearer parameters for what is required for a kitchen in a dwelling unit.

Marc mentioned that the approved plans did not have an oven or full-sized fridge, however, the current kitchen does have certain features such as a two stove burner, fridge, and full sized sink that are not exactly at the 2021 standard. Bringing the kitchen to compliance with current standards would be difficult because it would be expensive, there is no room in the ceiling for duct work, and the kitchen wall touches the adjacent neighbors so it's not possible to ventilate out. Marc relayed that he knew the kitchen was inspected and signed off on by the Department of Building Inspection, so he finds it challenging to be in this situation especially since he did not do any work since purchasing the property.

Troy inquired if a countertop oven would be an acceptable equivalent in this scenario because there are commercial grade ovens that can fit on a counter. Troy hopes that they can put in a new cooktop and figure out a way to ventilate it rather than to remove the cabinetry and put in a wall oven. The ZA noted that he can't make any determinations at this time but is open to looking at the different options to see if it would be acceptable and requested information on the specific types of appliances. Troy noted that he can draw an elevation and provide the relevant cut sheets.

The ZA then relayed the possibility of exploring another option to not convert the property to two units, but instead maintain it as a single-family home, which would require going to the Planning Commission for authorization. The ZA asked Marc if that is something he would be interested in pursuing at all. Marc responded that he always intended for the ground floor unit to be used by close family, so he would be comfortable with the possibility of the property being used as a single-family house instead. Marc noted that the

real estate agents did point out to him that the 3R report stated that the property is authorized for single family and the property has historically also been used as single family. Marc relayed that he is comfortable with pursuing either path and wants to be compliant with the City and have everything documented in the right way.

The ZA said he would explore this option further to provide guidance and mentioned that the 3R and original Certificate of Final Completion (CFC) said that the property is authorized for one unit and the property was always one unit prior to the renovation permits being issued in the past. The ZA noted that if this is a viable option, a Discretionary Review (DR) would be required because the original permit that was approved for the second unit was subject to a DR before the Planning Commission so it may be a possibility to go through that path to receive sign off on such proposal given the circumstances.

Troy asked for clarification regarding whether a Conditional Use would also be required to convert the property to a single-family home. The ZA responded that the subject permit was for two units, however, because the CFC and 3R states one unit only, there could be an argument that a second unit was never actually created. If a new permit was filed proposing for the property to remain as a single unit only, that would be considered a change of scope in the permit that goes to the Commission as a DR since there is technically no loss in unit if it were never constructed. The ZA added that the original CFC was issued for one unit, but in response to the enforcement process, DBI issued a new CFC more recently for two units. The ZA said that if it is determined that this option is viable, there is still no guarantee that the Planning Commission would approve the property as one unit.

The Zoning Administrator took the matter under advisement after hearing from all concerned parties.

Submittals and Consideration After the Hearing

To date, no new information has been submitted. The Zoning Administrator has reviewed all submittals to date and considered statements made at the September 11th hearing.

Planning Code Section 171 requires that the above property be used only as authorized. Planning Code Section 174 requires compliance with Planning Code Section 175 and 317. The Planning Department requires a building permit to reinstate the property to its authorized condition.

Decision

NOTICE OF VIOLATION UPHELD. Pursuant to Planning Code Section 176, the Zoning Administrator has a duty in administration and enforcement of the Planning Code. Accordingly, the Zoning Administrator upholds the Notice of Violation issued on August 1, 2023, as the property owner has failed to demonstrate compliance with the Planning Code as described above.

The subject property owner shall abate the violation as follows:

1. File a building permit application to add a second dwelling unit to the property. This unit will be required to meet the minimum definition of a kitchen within a dwelling unit; *OR*
2. File a building permit application to legalize the As-Built conditions, if permissible by the Planning Code.

If you decide to proceed with this option, the Planning Department will deny the permit because it is not consistent with the prior Board of Appeals decisions (17-191 and 17-192). You will then have the option to appeal the permit denial to the Board of Appeals and request that they approve this alternative scenario.

The permit application will be reviewed per the Planning Department's processes and policies. Prior to formal submittal of an application, please submit a full plan set to the Enforcement Planner for review that includes accurate drawings showing the following conditions of the property:

- a. Previously approved (as permitted);
- b. As-builts (existing conditions); and
- c. Proposed (conditions as you wish to legalize).

Please ensure that the plan set meets the requirements outlined in the Plan Submittal Guidelines: https://sfplanning.org/sites/default/files/documents/publications/Guidelines_Plan_Submittal.pdf

Please visit the DBI website, <https://sf.gov/apply-building-permit> for information on the permit application process. **This permit must be diligently pursued and completed.**

Please be advised that upon review of above applications and plan submittals, if it is determined that additional planning applications and processes are required, the Planning Department will notify you to make such submittals.

The responsible party will need to provide adequate evidence to demonstrate that either no violation exists or that the violation has been abated. Please provide evidence including dimensioned plans, issued permits, photos, etc. A site visit may also be required to verify compliance. You may also need to obtain a building permit for any other alterations done at the property. The work approved under any permits to abate violation must commence promptly and be continued diligently to completion with a final inspection and/or issuance of certificate of final completion.

For questions regarding the building permit process, please contact the **Department of Building Inspection (DBI)** at:

49 South Van Ness Avenue, 2nd/5th Floor
San Francisco, CA 94103
Phone: 628.652.3200
Email: dbicustomerservice@sfgov.org
Website: www.sfdbi.org

For questions regarding the planning permit review process, please contact the **Planning Department** at:

49 South Van Ness Avenue, 2nd Floor
San Francisco, CA 94103
Phone: 628.652.7300
Email: pic@sfgov.org

Website: www.sfplanning.org

For questions about this enforcement case, please email the assigned enforcement planner as noted above. For questions about the Building Code or building permit process, please email DBI at the email address noted above.

Timeline to Respond

The responsible party has fifteen (15) days from the date of this notice to either;

- 1) Take steps to correct the violation as noted above; or
- 2) Appeal this Violation and Penalty Decision notice as noted below.

The corrective actions shall be taken as early as possible. Any unreasonable delays in abatement of the violation will result in assessment of administrative penalties up to \$250 per day for each violation.

Please contact the assigned Enforcement Planner noted above with any questions, to submit evidence of correction, and discuss the corrective steps to abate the violation. Should you need additional time to respond to and/or abate the violation, please discuss this with the assigned Enforcement Planner, who will assist you in developing a reasonable timeline.

Administrative Penalties

If any Responsible Party does not appeal this notice to the Board of Appeals **within 15-days from the date of this notice**, this Violation and Penalty Decision notice will become final.

Administrative penalties will not begin to accrue until after the 15-day response period expires. Beginning on the following day, the Responsible Party will start to accrue administrative penalties of up to \$250 per day for each violation for each day the violation continues unabated. If such penalties are assessed, the Planning Department will issue a Notice of Penalty, and the penalty amount shall be paid within 30 days from the issuance date of the Notice of Penalty. Additional penalties will continue to accrue until corrective action is taken to abate the violation. Please be advised that payment of the penalty does not excuse failure to correct the violation or bar further enforcement action.

Enforcement Time and Materials Fee

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for "Time and Materials" to recover the cost of correcting Planning Code violations. Accordingly, a fee of **\$3,701.39** for "Time and Materials" cost associated with the Code Enforcement investigation is now due to the Planning Department. **Please submit a check payable to "Planning Department Code Enforcement Fund" within 30 days from the date of this notice.** Additional fees will continue to accrue until the violation is abated. **This fee is separate from the administrative penalties as described above and is not appealable.**

Failure to Pay Penalties and Fees

If the Responsible Party fails to pay the “Administrative Penalties” and “Time and Materials” fee to the Planning Department within 30 days of the issuance of Notice of Penalty and Fee, the Zoning Administrator may take such actions to collect the “Penalties” and any unpaid “Time and Materials” fee owed to the Department, including:

- (1) Referral of the matter to the Bureau of Delinquent Revenue Collection under Chapter 10, Article V, Section 10.39 of the San Francisco Administrative Code. The BDR may apply a 25% surcharge for their collection services. Please note that such surcharge will be considered part of the cost of correcting the violation, and the Responsible Party will be responsible for such charges.
- (2) Initiation of lien proceedings under Chapter 10, Article XX, Section 10.230 et seq. of the San Francisco Administrative Code; and
- (3) Requesting the San Francisco Office of City Attorney to pursue collection of the “Administrative Penalties” and “Time and Materials” imposed against the Responsible Party in a civil action.

Appeal

This Violation and Penalty Decision notice and any assessed penalties may be appealed to the **Board of Appeals within the 15-day time limit** from the date of this Violation and Penalty Decision notice at:

49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
Phone: 628.652.1150
Email: boardofappeals@sfgov.org
Website: www.sfgov.org/bdappeal

If the Board of Appeals upholds the Notice of Violation and Penalty Decision, it may reduce the amount of any assessed penalty but may not reduce such penalty to below \$200 per day for each day that the violation exists, excluding the period of time that the matter has been pending either before the Zoning Administrator or before the Board of Appeals.

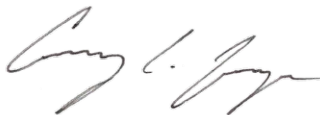
Recordation of Order of Abatement

Upon the expiration of 90 days following the finality of this Notice of Violation, an Order of Abatement may be recorded against the property's records in the Office of the Recorder of the City and County of San Francisco.

The obligation to correct the violation as set forth in the Order of Abatement shall be Planning Code conditions pursuant to Planning Code Section 174 that run with title to the property. Further, such recordation shall provide notice to each Responsible Party and any subsequent “successor” or “assign of title” to the property that the failure to perform such obligations is a violation of the Planning Code and may be enforced pursuant to Planning Code Section 176.

Any fees associated with recordation of an Order of Abatement will be assessed to the Responsible Party and added to the "Time and Materials" fee discussed above.

Sincerely,



Corey A. Teague, AICP
Zoning Administrator

Enc.: Second Notice of Violation dated August 1, 2023.

Cc: Troy Kashaipour, Architect, via email: tk@tkworkshop.com

EXHIBIT B



NOTICE OF PLANNING DEPARTMENT DISAPPROVAL

April 25, 2024

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

Site Address: 363 Jersey St
Assessor’s Block/Lot: 6538/031
Building Permit Application: 202403137715
Zoning District: RH-2 (Residential-House, Two-Family) Zoning District
Staff Contact: Ada Tan, (628) 652-7403, ada.tan@sfgov.org

Dear Director O’Riordan:

Please be advised that the Planning Department has disapproved the Building Permit Application No. **202403137715** to “*revise CFC as a Single-Family Dwelling, rescinding CFC as 2 dwelling units. No legally qualifying kitchen was installed at lower level. Additional unit authorized to be created under Permit #2019-0201-1902 was not created per Planning Department requirements for a qualifying kitchen, home to retain Single-Family Dwelling status.*” The Planning Department is requesting that the Department of Building Inspection (DBI) disapprove the subject building permit application pursuant to San Francisco Building Code Section 106A.3.8 (Disapproval of Application).

Basis for Disapproval

The proposed scope of work is inconsistent with the prior appeal decision by the Board of Appeals under 17-191 and 17-192. Building Permit 20180323449 (issued on August 21, 2018) and 20141181848 (issued on November 29, 2017) was approved by the Planning Department to authorize two dwelling units on the subject property.

Sincerely,
Ada Tan
Senior Planner

Cc: Property Owner: Marc Freed-Finnegan, 363 Jersey St, San Francisco, CA 94110
Troy Kashanipour, Troy Kashanipour Architecture
Thomas Tunny, Reuben, Junius & Rose LLP
Corey Teague, Zoning Administrator

PUBLIC COMMENT

July 13, 2024

Re: **Appeal No. 24-034 for: 363 Jersey Street**

President Jose Lopez
Vice President Alex Lemberg
Commissioner JR Eppler
Commissioner Rick Swig
Commissioner John Trasviña

Dear President Lopez, Vice President Lemberg and
Commissioners Eppler, Swig and Trasviña:

This is a very complicated, fraught case.

I am writing to you about it because I think it offers the Board the opportunity to weigh in on the issue this case spotlights regarding second units, most particularly second units in high-end projects. There are other projects on the market for sale right now or that have been for sale in the past decade that have the same issue as **363 Jersey Street**. These are projects that are intended to help San Francisco's housing crisis but only add to it and even make it worse with inflated sales prices.

This also is an issue because of SB 423 and the Ministerial Approval imposed by Sacramento for projects with two to nine market rate units, allowing no avenue for an Appeal to any local decision makers. A regime of Ministerial Approval portends a major loophole filled with projects like **363 Jersey Street**.

Whatever the decision by this Board for **363 Jersey Street**, I encourage the Board to write to both the Planning Commission and the Building Inspection Commission about the details of this project and to encourage all Commissioners to implement policies that prevent projects like this one.

Enforcement needs to be on the front end, before a project is completed, not on the rear end when the damage is done and hard to undo.

*Whether that means stronger language in Approval Motions or a more deeply robust oversight reviewing projects and better inspection protocols before signing off on permits, or all of the above, or something else, a better system is needed as can be seen by what happened with **363 Jersey Street**.*

And it needs to happen if the City is serious about not only preserving existing sound housing, but more importantly expanding it as outlined in the Housing Element. Every unit of housing matters.

To me the crux of this case is the fact that in 2017 the Planning Commission approved a major Alteration project with a full and functioning second unit. Why didn't that happen?

And the problem is that this often happens when two units are proposed and then approved, whether a second unit or an ADU. The project results in a single family home. And there is another side of the coin. Quite often existing pairs of Flats, or homes with two units or a UDU are merged with a loss of housing.

The fundamental problem may be the profit developers and speculators seek. With high end properties, whether Alterations or brand new construction, with a full second unit or an ADU, there is no economic incentive to bring that second unit onto the market. So these homes are marketed and sold as large single family homes. The floor plans often change and are altered from the original approval at some point.

And then the projects are sold and resold and go on the market at multi-millions, just like this one at **363 Jersey Street**. And given the high sales price that the new owners can afford to pay, there is no need to use the second unit as "income property". So this additional unit of housing is really just lots of square footage in a very large, and very expensive home.

And now due to SB 423 we are stuck with Ministerial Approval of projects that could turn out to be just like **363 Jersey Street**.

I want to affirm that I did not file this complaint that led to this hearing. But I am very familiar with **363 Jersey Street** as you will see if you read the other pdfs attached with this email.

However as you can see from these pdfs, I sent emails about **363 Jersey Street** in 2021 and 2022 to Rich Hillis, Aaron Starr and Jacob Bintliff because of my concerns about no second unit as approved by the Planning Commission when **363 Jersey Street** was sold two times within the year after it was completed. (There was an earlier sale after the Planning Commission approval on July 13, 2017.)

If you read the emails in these pdfs you will have another point of view on the history of **363 Jersey Street**. And there are photos and other info from the real estate web ads. *Also please see below on page 4 which shows the deed history from the SF Assessor's Info as found on the SFPIM. And the sales history from Zillow.*

The turnover of **363 Jersey Street** from 2014 through 2022 (when the Enforcement Action began) is fairly amazing. Most of the construction must have been during the Pandemic, as were the two most recent sales. *(2014 was when the original Permit Application was filed which coincides with the post-2008 economic crisis which was followed by a housing boom in Noe Valley).*

But as stated on page 1 of this letter: **My main reason for commenting on this Appeal is to encourage the Board to reach out to the Commissioners on the BIC and the Planning Commission to solve this problem at the outset not when the deed thwarting the intent of local decision makers has been done.**

Georgia Schuttish

Refine Result	Document Number	Document Date	Title(s)	Names
Title(s) <input checked="" type="checkbox"/> DEED (8) Names <input type="checkbox"/> ROCKMAN ... (4) <input type="checkbox"/> ROCKMAN ... (3) <input type="checkbox"/> ROCKMAN ... (3) <input type="checkbox"/> ROCKMAN ... (3) <input type="checkbox"/> 363 JERSE... (2) More Date <input type="checkbox"/> 2003 (2) <input type="checkbox"/> 1997 (1) <input type="checkbox"/> 2008 (1) <input type="checkbox"/> 2014 (1) <input type="checkbox"/> 2017 (1)	2022015505	2/14/2022	DEED	(R) YLEM TRUST (E) MARC FREED-FINNEGAN LIVING TRUST
	2021013532	1/26/2021	DEED	(R) 363 JERSEY STREET LLC (E) HIS IN TRUST
	2017537833	11/14/2017	DEED	(R) STROLLER & FLEECE LLC (E) 363 JERSEY STREET LLC
	2014931273	8/25/2014	DEED	(R) VANTRESS MARK (E) STROLLER & FLEECE LLC
	2008701054	12/23/2008	DEED	(R) ROCKMAN BARBARA (E) VANTRESS MARK
	2003509124	8/11/2003	DEED	(R) ROCKMAN BARBARA K (E) ROCKMAN BARBARA
	2003476403	7/2/2003	DEED	(R) ROCKMAN BARBARA (E) ROCKMAN BARBARA K
	1997182777	7/8/1997	DEED	(R) ROCKMAN SAUL & BARBARA (E) ROCKMAN BARBARA K



[Save](#) [Share](#) [More](#)

4 bd | 6 ba | 3,820 sqft
 363 Jersey St, San Francisco, CA 94114


Sold
 : \$6,866,278 | Sold on 02/14/22 | Zestimate®: \$6,259,600
 Est. refi payment: \$44,633/mo [Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#)

Price and tax history

Price history

Date	Event	Price
2/14/2022	Sold	\$6,866,278 -0.5% \$1,797/sqft
Source: SFAR #422620265 Report		
2/4/2022	Pending sale	\$6,900,000 +11.4% \$1,806/sqft
Source: SFAR #422620265 Report		
1/26/2021	Sold	\$6,195,000 \$1,622/sqft
Source: SFAR #506636 Report		
11/9/2020	Listed for sale	\$6,195,000 +180.3% \$1,622/sqft
Source: Compass #506636 Report		
11/14/2017	Sold	\$2,210,000 +0.5% \$579/sqft
Source: SFAR #462334 Report		
10/3/2017	Pending sale	\$2,200,000 \$576/sqft
Source: Compass #462334 Report		
9/8/2017	Listed for sale	\$2,200,000 +12.8% \$576/sqft
Source: Compass #462334 Report		
8/25/2014	Sold	\$1,950,000 +15% \$510/sqft

From: SchuT schuttishtr@sbcglobal.net 
Subject: Fwd: More FYI on 363 Jersey Email #2
Date: February 17, 2021 at 9:03 AM
To: Starr, Aaron (CPC) aaron.starr@sfgov.org



Dear Aaron,
Good morning, again. My point to Jacob as well as Director Hillis was that I thought this was an example of a potential loophole in Sup. Mandelman's legislation.
Thanks.
Georgia

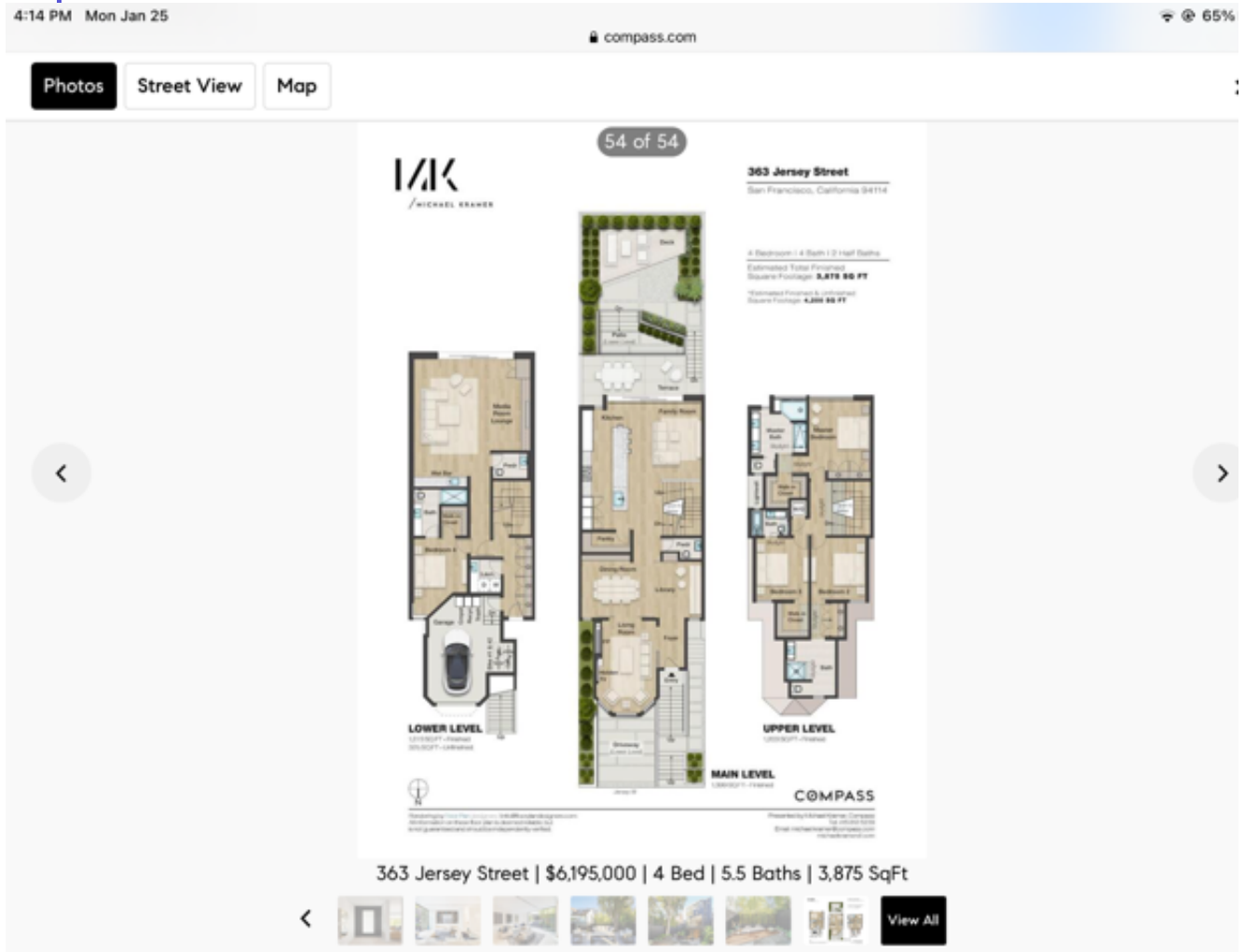
Sent from my iPad

Begin forwarded message:

From: SchuT <schuttishtr@sbcglobal.net>
Date: January 25, 2021 at 4:41:33 PM PST
To: Jacob Bintliff <jacob.bintliff@sfgov.org>
Subject: More FYI on 363 Jersey

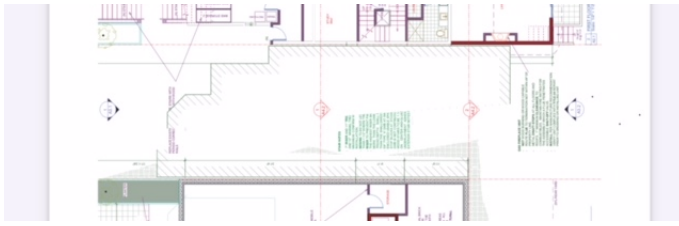
Dear Jacob,
As I said in my email to Director Hillis, other than requiring a complete kitchen, I don't know how to precisely close this potential loophole?
Take good care.
Georgia

A better version of the layout from the Redfin Ad



The lower level or first floor from the DR packet as approved by CPC





The wet bar area which I guess passed muster with DBI

4:07 PM Fri Jan 15

redfin.com

68%

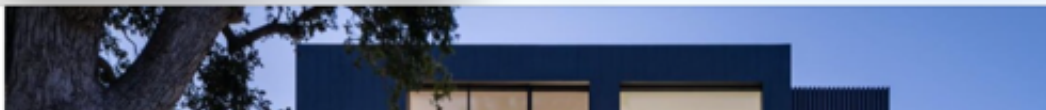


The new rear facade of 363 Jersey Street

4:08 PM Fri Jan 15

redfin.com

67%





The original rear facade of 363 Jersey Street prior to work

4:10 PM Fri Jan 15

redfin.com

66%


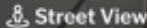






The eventual sales price. Please note the “about this home” text in the screenshot Redfin web ad below. It is like CPC Approval Motion # DRA-0541 never existed!

8:47 AM Wed Feb 17 redfin.com 85%

[Search](#) **Overview** [Redfin Estimate](#) [Listing Details](#) [Sale & Tax History](#) [Public Facts](#) [Schools](#) [Neighborhood](#) [Similar Home](#)

363 Jersey, San Francisco, CA 94114 

\$6,195,000 Sold Price	4 Beds	5 Baths	3,875 Sq Ft
----------------------------------	------------------	-------------------	-----------------------

Recently Sold
This home sold 3 weeks ago.

About This Home

Warm minimalism meets timeless European design in this stunning Noe Valley residence. Situated on a flat tree-lined block of Jersey street between Castro and Noe Streets this home is steps from 24th street amenities. The home features four spacious en-suite bedrooms, walk-in closets, four full baths and two half baths. Flexible layout and high-design supports the needs of a modern lifestyle. The home captures the essence of fine European quality, design and craftsmanship. Floor-to-ceiling sliding walls allow for true separation of formal rooms or open interconnection of the spaces. This award-winning residence has been featured in multiple design publications worldwide.

[Show Less ^](#)

Listed by Michael Kramer • DRE #01918367 • Compass

Is this your home?

Claim this home to track its value and nearby sales activity

I'm the owner


Sell your home for more, pay a 1% listing fee when you sell and buy [®]

Estimated sale price
\$5.95M - \$6.58M

Schedule selling consultation

It's free, with no obligation - cancel anytime

| Sent from my iPad

From: Thomas Schuttish schuttishtr@sbcglobal.net 
Subject: 363 Jersey Monster Home Issues Redux
Date: February 6, 2022 at 4:57 PM
To: Jacob Bintliff jacob.bintliff@sfgov.org
Cc: Rafael Mandelman Rafael.Mandelman@sfgov.org



Dear Jacob,

Good afternoon and Hope you are having a nice Sunday.

As you can see from the forwarded email from January last year when you began working on the Monster Home Legislation for Noe Valley this property had recently been completed and sold for \$6.195 million.

Well.

It has apparently sold again a year later, just the other day asking \$6.9 million.

You can see the complete sales history in the Compass link as well as the pictures going back a decade +.

I also included the Redfin link because if you go through that sales history on this link you can see the house before the Alteration and the dramatic increase in square footage

the dramatic increase in square footage.
Trust me, it was a really nice house...I had been in part of it when my younger son went to the speech therapist who lived there.

This house also had its entitlement sold. (I think at one point Meg Whitman's son was the developer, but I think he got out early.)

But my point is this: As you and the Supervisor have rightly pointed out these large homes sell for a lot of money.

AND furthermore, they are often not held for very long, so the prices can jump from a high point *and skew the market even more than it is skewed already.*

Plus this one has the issue of the second unit which was required by the Commission at the DR hearing back in 2017.

<https://www.compass.com/listing/363-jersey-street-san-francisco-ca-94114/688651339504912657/>

<https://www.redfin.com/CA/San>

<https://www.redfin.com/CA/San-Francisco/363-Jersey-St-94114/home/1631802>

I also forward to you an email about 20 minutes before the one below on the same day that I had first sent to Director Hillis also about 363 Jersey that has more info.

You take good care.
Georgia

Begin forwarded message:

From: SchuT <schuttishtr@sbcglobal.net>

Subject: More FYI on 363 Jersey

Date: January 25, 2021 at 4:41:33 PM PST

To: Jacob Bintliff <jacob.bintliff@sfgov.org>

Dear Jacob,

As I said in my email to Director Hillis, other than requiring a complete kitchen, I don't know how to precisely close this potential loophole?

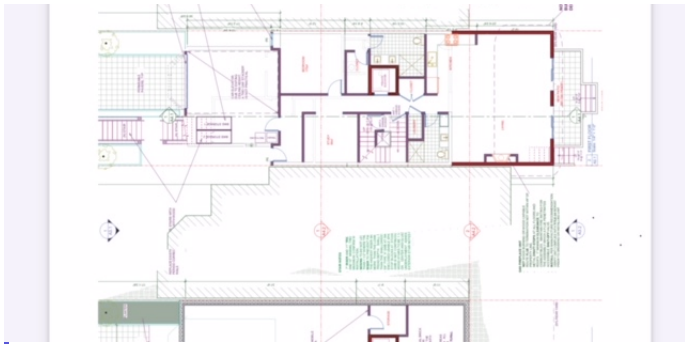
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A better version of the layout from the Redfin
Ad



The lower level or first floor from the DR
packet as approved by CPC





The wet bar area which I guess passed muster with DBI

4:07 PM Fri Jan 15

redfin.com

68%



The new rear facade of 363 Jersey Street

THE NEW REAR FACADE OF 363 JERSEY STREET

4:08 PM Fri Jan 15

redfin.com

67%



The former rear facade of 363 Jersey Street prior to work

4:10 PM Fri Jan 15

redfin.com

66%





Sent from my iPad



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JULY 13, 2017

Date: July 6, 2017
Case No.: 2014-002504DRP
Project Address: 363 JERSEY STREET
Permit Application: 2014.11.18.1848
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6538/031
Project Sponsor: Earle Weiss
21 Corte Madera Ave.
San Francisco, CA 94901
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: **Take DR and Approve with Modifications**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is for the alteration of and addition to an existing 1.5-story over basement, single-family dwelling, to result in a 3-story over basement, two-family dwelling. The project would include a horizontal addition at the rear of the building, the insertion of a garage at the first floor level and excavation for a new basement sub-garage with car elevator, the alteration of the existing gable roof to a new flat roof in order to gain additional habitable space at the third floor, a new private roof deck above the flat roof to be accessed through a rolling skylight hatch, and the development of the first floor behind the garage as a full, second dwelling unit on the property. The existing building contains approximately 2,121 square feet, and the resulting building would contain two units with approximately 2,704 square feet and 1,117 square feet, in addition to approximately 1,500 square feet of garage and common


basement storage space.

SITE DESCRIPTION AND PRESENT USE

The project site is located on Lot 031 in Assessor's Block 6538 on the southern side of Jersey Street, between Castro Street and Noe Street. The project site is located on an upsloping lot, however most of the grade change occurs at the front portion of the lot where on a vegetated slope with retaining wall at the sidewalk and front property line. Additionally, there is a lateral slope along Jersey Street, moving downward in the easterly direction, from Castro Street to Noe Street. The lot is slightly deeper than a standard lot, measuring 25 feet wide and 114 feet deep, with a lot area of 2,850 square feet.

The subject building was constructed circa 1892 in the Queen Anne architectural style with Classical Revival detailing. The original architect and builder are unknown, however the building has undergone very few alterations over time, and is a mirror of the adjacent twin building to the west at 367 Jersey Street. The subject property was found to be an individually eligible historic resource by the Planning Department.

www.sfplanning.org

From: SchuT schuttishtr@sbcglobal.net 
Subject: Fwd: 363 Jersey Street post mortem #1
Date: February 17, 2021 at 8:47 AM
To: Starr, Aaron (CPC) aaron.starr@sfgov.org



Dear Aaron,
Good morning. I am sending this to you because I mentioned this address in one of my emails (not the letter) about the Ronen legislation and I wanted to show you the photos, etc. Attached below my email to Director Hillis....are two screenshots....one of the floor plan from the Web ad and the other of the first page of the Approval Motion. I will send you a second email with more photos that I sent to Jacob.
Thanks and have a good day.
Georgia

Sent from my iPad

Begin forwarded message:

From: SchuT <schuttishtr@sbcglobal.net>
Date: January 15, 2021 at 5:30:56 PM PST
To: Rich Hillis <rich.hillis@sfgov.org>
Subject: 363 Jersey Street post mortem

Dear Rich,

Good evening and I hope all is well.

I am sending this to you because I understand that densification is an important policy....the question is how can it be done effectively and efficiently, while preserving neighborhood character and relative affordability, without demolishing viable housing, while adding units.

Frankly that is why I keep harping on the Demo Calcs.

I don't know what the Calcs were for this project at 363 Jersey.

But it seems that this project *did not densify*....in fact it lost a potential unit.

And I think this illustrates the potential loophole with something like the Mandelman legislation as best I understand it might be and which I assume you and Liz are collaborating on with the Supervisor and Jacob.....something similar to the Corona Heights legislation?

This property at 363 Jersey has been for sale for about 2 months...I believe the person who was the project sponsor when it was approved by the Commission as two legal

units back in July 2017, sold the entitlement that November.

I saw that it was for sale at over \$6 million and I wanted to see if there were any Demo Calcs on the SFPIM and if the building had been lifted which should be part of the calculations.

I had totally forgotten that it was approved as two legal units.

I had been inside this house at 363 Jersey in the mid 1990s when my younger son was a client of the wonderful speech therapist who sold it to the first project sponsor.

Her office was a little unit on the ground level as there was no garage and it was apparently an illegal unit...as I recall the ceilings were low...but it was nice.

As you can see there is no “real” legal second unit as approved in DRA-0541....just a wet bar, a fourth bedroom and a media room....plus a bath room and a powder room. Even if you initiate an Enforcement action and require a real kitchen and a heavy door to the “unit” with a lock, I really don’t know how it can truly be a second unit at this price, for a buyer in the market for this type of

for a buyer in the market, for this type of really high end, fabulously designed home and I have no real suggestions for that, either for this particular project or similar projects. (i.e. 17 Temple Street which does have really squishy Demo Calcs).
Take good care and have a nice weekend.
Georgia



363 Jersey Street
San Francisco, California 94114

4 Bedroom | 4 Bath | 2 Half Baths
Estimated Total Finished
Square Footage: **3,875 SQ FT**
*Estimated Finished & Unfinished
Square Footage: **4,200 SQ FT**



COMPASS

Disclaimer: This floor plan is for informational purposes only. It is not intended to be used as a contract. All dimensions are approximate and should be independently verified.

Presented by Michael Kramer, Compass
Buy: 415.212.5236
Email: michael.kramer@compass.com
michaelkramer.com



Discretionary Review Action DRA-0541

HEARING DATE: JULY 13, 2017

Case No.: 2014-002504DRP
Project Address: 363 JERSEY STREET
Building Permit: 2014.11.18.1848
Zoning: RH-2 (Residential House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 6538/031
Project Sponsor: Earle Weiss
21 Corte Madera Ave.
Mill Valley, CA 94901
DR Requestor: John and Carol Broderick
367 Jersey Street
San Francisco, CA 94114
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org

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


Reception:
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ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2014-002504DRP AND THE APPROVAL WITH MODIFICATIONS OF BUILDING PERMIT 2014.11.18.1848 PROPOSING ALTERATION OF AND ADDITION TO THE EXISTING, 1.5-STORY OVER BASEMENT, SINGLE-FAMILY DWELLING, TO RESULT IN A 3-STORY OVER BASEMENT, TWO-FAMILY DWELLING, INCLUDING A HORIZONTAL ADDITION AT THE REAR, INSERTION OF A GARAGE AT THE FIRST FLOOR AND EXCAVATION FOR A NEW BASEMENT SUB-GARAGE WITH CAR ELEVATOR, THE ALTERATION OF THE EXISTING GABLE ROOF TO A NEW FLAT ROOF IN ORDER TO GAIN ADDITIONAL HABITABLE SPACE AT THE THIRD FLOOR, NEW PRIVATE ROOF DECK ABOVE TO BE ACCESSED THROUGH A ROLLING SKYLIGHT HATCH, AND THE DEVELOPMENT OF THE GROUND FLOOR AS A FULL, SECOND LEGAL UNIT WITHIN THE RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

Sent from my iPad

From: SchuT schuttistr@sbcglobal.net 
Subject: 363 Jersey Street post mortem
Date: January 15, 2021 at 5:18 PM
To: Rich Hillis rich.hillis@sfgov.org



Dear Rich,

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Take good care and have a nice weekend.
Georgia



363 Jersey Street

San Francisco, California 94114

4 Bedroom | 4 Bath | 2 Half Baths

Estimated Total Finished
Square Footage: **3,875 SQ FT**

*Estimated Finished & Unfinished
Square Footage: **4,855 SQ FT**





Discretionary Review Action DRA-0541

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Sent from my iPad

