

HERZIG & BERLESE

ATTORNEYS AT LAW

IVY COURT, SUITE 5, 414 GOUGH STREET, SAN FRANCISCO, CA 94102
(415) 861-8800 FAX (415) 861-0259

BARBARA E. HERZIG
MARGARET J. BERLESE (Of Counsel)
CANDICE MACARIO (Of Counsel)

November 6, 2016

Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Plaza, #244
San Francisco, CA, 94102

Re: Board of Supervisors File No. 161174
Tentative Map Approval Appeal - 162 -164 Alhambra Street

Dear Supervisors:

This letter is in response to the appeal of a tentative map approval filed by John (Jeb) Barrett and Kathleen Eckhart, who reside 162 Alhambra Street, and Mauricio Franco, a neighbor on Mallorca Way. Mr. Barrett has resided at 162 Alhambra Street since 2011. Ms. Eckhart moved in after Mr. Barrett signed his lease and has not been recognized as a tenant by the property owner. The appeal by Mr. Barrett is fundamentally a landlord-tenant matter that belongs at the San Francisco Rent Board, and not before the Board of Supervisors. The tentative map approval will in no way affect Mr. Barrett's tenancy. The appeal does not give any reasons why Mr. Franco is affected by the approval.

162 - 164 Alhambra Street is an existing two-unit condominium project. Last year Charles Cross, the owner of the property, applied for and obtained a building permit to construct a third unit at the property, then applied for and received tentative map approval to make this new unit into a condominium. The basis of Mr. Barrett's objection to the tentative map approval is that the property is being converted to condominiums in violation of the law and that he is entitled to the rights of a tenant in a property that is being converted to condominiums. Mr. Barrett's position, which is understandable given the complexity of the laws governing condominium conversion, is simply wrong. The property already is a condominium, so the application filed by Mr. Cross cannot be an application for a conversion.

The Bureau of Street Use and Mapping (BSM) of the Department of Public Works has two classifications of applications for condominiums – new construction and conversion. I have many years of experience working with BSM and my office has received several approval such as this one, allowing a new dwelling unit added to an existing condominium project to be a condominium. In those cases, we have submitted “new construction” applications, and the projects have routinely been approved. In keeping with this practice, Mr. Cross submitted a “new construction” application,

which was accepted by BSM. Further, the Planning Department, which reviews all subdivision applications, did not consider the application a “conversion” or it would have denied approval.

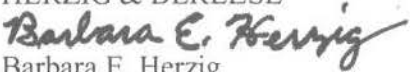
It is correct that under the new Accessory Dwelling Unit legislation that went into effect just last September an ADU cannot be made into a condominium. However, Mr. Cross’s third unit is not an ADU. His permits issued in 2015 before the legislation was passed. Therefore the restriction on making an ADU into a condominium does not apply in this case.

Mr. Barrett’s third ground for challenging the subdivision approval – that a public mailing was not done and that tenant rights were disregarded -- is also incorrect. A public mailing to all owners does not require notice to tenants, so Mr. Barrett would not have received a notice under that mailing. In any case, Mr. Barrett has notice of the application and has filed this appeal, so he has in fact received satisfactory notice. Mr. Barrett is also incorrect in saying that he was entitled to notification under Government Code Sections 66427.1 and 66451.3, that he was not offered a right of first refusal to purchase under San Francisco Subdivision Code Section 1387 and Government Code Section 66427.1, and that 40% of tenants have to consent to the application. Government Code Sections 66427.1 and 66451.3 apply only to conversions of buildings with five or more units. San Francisco Subdivision Code Section 1387 is also inapplicable because it requires a landlord to give a right to purchase to a tenant is occupancy at the date of issuance of a final public report by the California Department of Real Estate, but public reports are not issued for two-unit projects. Since the application is not for a conversion and the building will not have five units, these code sections are not applicable. The requirement that 40% of tenants consent to an application applies to conversion applications, and the Alhambra Street application is not for a conversion.

Finally, I would like to address the issues raised by Mr. Barrett about PG&E and the letter from Conrad Donner to Mr. Barrett, a copy of which is attached to Mr. Barrett’s appeal. The property is contaminated with toxic materials along with a number of other properties in the vicinity. PG&E dumped the waste and is now responsible for cleaning it up. Mr. Donner’s letter was intended to give the tenants at the building notice of the condition of the property, and to advise them that they would not be held to their respective lease terms if they chose to move. The choice to stay or to move was entirely up the tenants. The tenants in Unit 164 chose to move. Mr. Barrett decided to stay. PG&E has approached Mr. Cross about buying 162-164 Alhambra Street in connection with the clean up of toxic waste, and Mr. Cross is considering a sale to PG&E. To the extent that remediation of toxic waste or other construction at the site affects Mr. Barrett’s tenancy, the Rent Board can hear a petition for decrease in services. However, a sale of the building to PG&E, or any other party for that matter, is not a violation of Mr. Cross’s rights as a tenant. Denial of Mr. Cross’s application to treat a non-ADU new unit as a new condominium in an existing condominium project will do nothing to protect the tenancy. It will, however, discourage construction of one unit of the new housing San Francisco so desperately needs.

Truly yours,

HERZIG & BERLESE


Barbara E. Herzig

cc: C. Cross

J. Barrett

Mauricio Franco

Encl: Recorded subdivision map
Approved Building Permit Application and Building Permit

OWNER'S CERTIFICATE: 81140 14 577

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF AND HOLDER(S) OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP THAT I AM (WE ARE) THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY...

IN WITNESS WHEREOF I (WE) HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 9th DAY OF March 1981. BY: Charles J. Cross, Lindsay Murray

TRUSTEE: Cal Fed Enterprises, a California corporation BY: Patricia Beard, Dyllan Jackson. TRUSTEE: Founders Title Company, a California corporation BY: William R. Berry, Paul See

OWNER'S ACKNOWLEDGEMENT: STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO. ON THIS 9th DAY OF March 1981, before me William M. Swartz, Notary Public in and for said State and County, personally appeared Charles J. Cross and Lindsay Murray...

TRUSTEE'S ACKNOWLEDGEMENT: STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO. ON THIS 9th DAY OF March 1981, before me, I, S. L. Babala, Notary Public in and for said State and County, personally appeared Patricia L. Beard and Dyllan Jackson...

CITY ENGINEER'S CERTIFICATE: I, FRANK H. MOES, JR., CITY ENGINEER OF THE CITY AND COUNTY OF SAN FRANCISCO DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP ENTITLED "PARCEL MAP OF 162-164 ALHAMBRA STREET"...

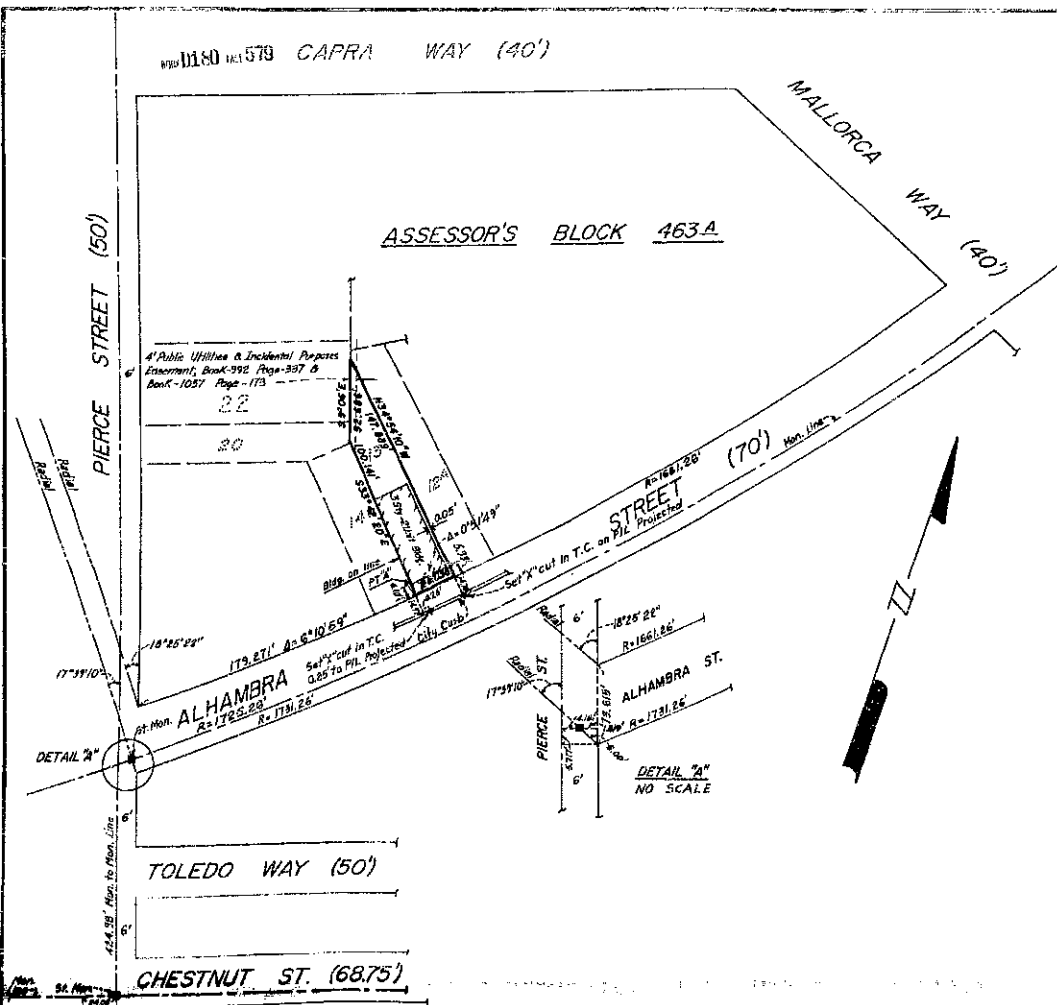
SURVEYOR'S CERTIFICATE: I DO HEREBY STATE THAT DURING THE YEAR OF 1980 A SURVEY WAS MADE UNDER MY DIRECTION AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN ON THIS MAP ENTITLED "PARCEL MAP OF 162-164 ALHAMBRA STREET"...

TRUSTEE'S ACKNOWLEDGEMENT: STATE OF CALIFORNIA, COUNTY OF LOS ANGELES. ON THIS 10th DAY OF March 1981, before me, S. L. Babala, Notary Public in and for said State and County, personally appeared Patricia L. Beard and Dyllan Jackson...

81140 14 577 92

RECORDATION DATA: FILED FOR RECORD THIS 10th DAY OF APRIL 1981, AT 7 MINUTES PAST 32 M. IN PARCEL MAP BOOK 19 AT PAGES 28 TO 34 INCLUSIVE...

RECORDED AT REQUEST OF APR 10 1981 PARCEL MAP OF 162-164 ALHAMBRA STREET A CONDOMINIUM BEING A RESUBDIVISION OF LOT 13 A PORTION OF ASSESSOR'S BLK. NO. 463A SAN FRANCISCO, CALIFORNIA



NOTE: CITY MONUMENT LINES PER MONUMENT MAP No. T-5-11

GENERAL NOTES **93** 1:140 1:578

1. THE SUBDIVISION DEPICTED HERON IS SUBJECT TO THE PROVISIONS OF THE CALIFORNIA CONDOMINIUM ACT, TITLE 9, PART 4, DIVISION SECOND OF THE CIVIL CODE.
2. "UNIT" MEANS A NUMBERED PARCEL, SO DESIGNATED. THE BOUNDARIES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACE (EXCLUSIVE OF PAINT, PAPER, WAX, TILE, ENAMEL, WALLS, FLOORS, FIREPLACES, CEILINGS, WINDOWS AND WINDOW FRAMES, DOORS AND DOOR FRAMES AND TRIM) AND INCLUDES BOTH THE PORTIONS OF A BUILDING SO DESCRIBED AND THE AIR SPACE SO ENCOMPASSED. (PER SECTION 3550 (2) CALIFORNIA CIVIL CODE).
3. "COMMON AREA" MEANS ALL LANDS AND IMPROVEMENTS NOT LOCATED WITHIN ANY UNIT. THE COMMON AREA ALSO INCLUDES BUT NOT BY WAY OF LIMITATIONS ALL STAIRCASES AND LIGHT WELLS, ROOFS, FOUNDATION, PIPES AND DUCTS FOR THE MUTUAL USE OF ADJOINING UNITS, FLUES, CHUTES, CONDUNITS, COLUMNS AND GILDENS TO THE UNFINISHED SURFACE THERETO, ALL REGARDLESS OF LOCATION WITHIN THE SAID UNITS.
4. THE OWNER OF EACH UNIT SHALL OWN AN UNDIVIDED INTEREST IN THE COMMON AREA AS SHOWN ON SHEET NO. 3.
5. ALL ANGLES SHOWN ARE 90 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
6. ALL WALLS ARE 0.34" THICK UNLESS OTHERWISE NOTED.
7. THE SERIALLY NUMBERED (LETTERED) PARCELS SHOWN ON SHEET 3, (P-182A THROUGH P-184) ARE PARKING AREAS, EASEMENT FOR THE EXCLUSIVE USE OF SAID AREAS MAY BE GRANTED AS APPURTENANCES OF PARTICULAR UNITS.
8. BENCH MARKS: ELEVATIONS SHOWN ARE BASED ON CITY DATUM AND WERE OBTAINED FROM A GROUP OF CITY BENCH MARKS, LOCATED AT THE INTERSECTION OF ALHAMBRA ST. & PIERCE ST.
9. THE SERIALLY NUMBER PARCEL (S) SHOWN ON SHEET 3, (S-162 THROUGH S-164) IS A STORAGE AREA. EASEMENT FOR THE EXCLUSIVE USE OF SAID AREA MAY BE GRANTED AS APPURTENANCES OF PARTICULAR UNITS.

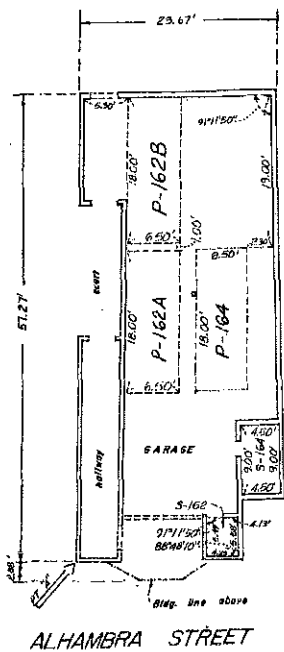
PARCEL MAP OF
162-164 ALHAMBRA STREET
A CONDOMINIUM
 BEING A RESUBDIVISION OF LOT 13
 A PORTION OF ASSESSOR'S BLK. NO. 463A
 SAN FRANCISCO, CALIFORNIA

TRANSAMERICAN ENGINEERS & ASSOCIATES
 3295 Mission Street - San Francisco, Ca. 94110

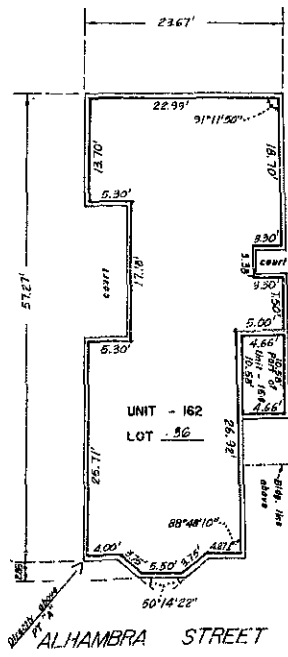
Map D160 11-581

Map D160 11-530

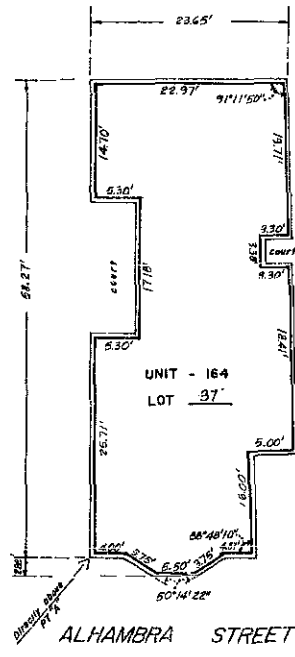
34



1st FLOOR



2nd FLOOR



3rd FLOOR

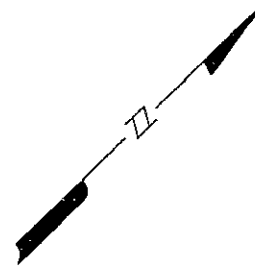


TABLE FOR LOT AREA AND PERCENTAGE OF INTEREST IN COMMON AREA

UNIT	LOT	SQ. FT.	%
162	36	1122.59	47.40
164	37	1245.70	52.60

PARCEL MAP OF
162-164 ALHAMBRA STREET
A CONDOMINIUM
 BEING A RESUBDIVISION OF LOT 13
 A PORTION OF ASSESSOR'S BLK. NO. 463A
 SAN FRANCISCO, CALIFORNIA

APPROVED
Dept. of Building Insp.

OCT 19 2015

Tom C. Hui

TOM C. HUI, S.E.
DIRECTOR

Capacity Charge

Water: \$638

Sewer: \$217

9/17/15



REVIEWED BY FIRE DEPT.

FIRE DEPT. INSPECTION NOT REQUIRED

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER

OSHA APPROVAL REQ'D APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

2 ± PRF
NUMBER OF PLAN SETS



DO NOT WRITE ABOVE THIS LINE

DATE FILED 9/17/15	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 2162-164 ALHAMBRA ST.	BLOCK & LOT 0403A/213
PERMIT NO. 1577205	ISSUED OCT 19 2015	(2A) ESTIMATED COST OF JOB \$305,000.00	(2B) REVISED COST: \$305K

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. I	(5A) NO. OF STORIES OF OCCUPANCY: 3	(6A) NO. OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: GROUND LEVEL PARKING/STORAGE 2 UNIT RESIDENTIAL W/	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS: 2
---------------------------	--	---	--	--------------------------	----------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. II	(5) NO. OF STORIES OF OCCUPANCY: 3	(6) NO. OF BASEMENTS AND CELLARS: 0	(7) PROPOSED USE (LEGAL USE) LEV. PARKING STORAGE 3 UNIT RESIDENTIAL W/ GROUND	(8) OCCUP. CLASS R-2	(9) NO. OF DWELLING UNITS: 3
---------------------------	---------------------------------------	--	--	-------------------------	---------------------------------

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>
---	---	---	---

(14) GENERAL CONTRACTOR BUILT TO PLEASE	ADDRESS 4841 DIVISADERO RD. BERKELEY, CA	ZIP 94702	PHONE 925-938-2731	CALIF. LIC. NO. 93827	EXPIRATION DATE 3/31/17
--	---	--------------	-----------------------	--------------------------	----------------------------

(15) OWNER - LESSEE (GROSS-OUT ONE) CHARLES CROSS	ADDRESS 3560 JACKSON ST SF CA	ZIP 94118	BTRC # 477630	PHONE (FOR CONTACT BY DEPT.) 415-999-2315
--	----------------------------------	--------------	------------------	--

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

CONSTRUCT A NEW RESIDENTIAL UNIT IN (E) 2 UNIT, 3 STORY BLD. THE NEW UNIT WILL BE ON THE GROUND LEVEL CONSTRUCTED WITHIN THE (E) BLD. ENVELOPE IN (F) GARAGE & STORAGE SPACE. THE UNIT WILL HAVE LV. DINING AREAS KITCHEN, 1 BATH, 1 BEDRM. AUTOMATIC FIRE SPRINKLER WILL BE INSTALLED THROUGHOUT THE GROUND LEVEL.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT 4.0 FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
--	--	--	---

(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO <input checked="" type="checkbox"/>
--	---	---	---

(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> FRIESEN ARCHITECTS LARRY FRIESEN	ADDRESS 126 COLUMBIA ST SF CA	CALIF. CERTIFICATE NO. C018225
---	----------------------------------	-----------------------------------

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

IMPORTANT NOTICES

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

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

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

All insulating materials must have a clearance of not less than two inches from all wires or equipment.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

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

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

() I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

() II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: A/S/P

Policy Number:

() III. The cost of the work to be done is \$100 or less.

(X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

APPROPRIATE BOX
ARCHITECT
AGENT

10-19-15

BY: THOMAS LE

[Signature]

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

NOTIFIED MR.

APPROVED:

See R & F approval
1 - New Dwelling
3 total - RH-3

DATE:

REASON:

[Signature]

[Signature]
DEPARTMENT OF CITY PLANNING

9/13/15

NOTIFIED MR.

APPROVED:

REVIEWED BY FIRE DEPT.

DATE:

REASON:

Thomas Haney, SFFD

SEP 17 2015

[Signature]
FIRE DEPT INSPECTIONS
NOT REQUIRED

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR.

APPROVED:

SEE ARCHITECT'S STATEMENT ON
SHEET T. 1 FOR SEISMIC STRENGTHENING ISSUE

DATE:

REASON:

CHECKED

OCT 16 2015

BY: THOMAS LE

[Signature]
CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR.

APPROVED:

REYNALDO ORTEGA

SEP 17 2015

BUREAU OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:

SFPUC

Bill Torn

SFPUC Capacity Charges

See attached SFPUC Capacity Charge Invoice for total amount due. DBI will collect charges.

DATE:

REASON:

NOTIFIED MR.

HOUSING INSPECTION DIVISION

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

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

CENTRAL PERMIT BUREAU
1660 Mission Street
San Francisco, California 94103

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
(415)558-6088

Receipt No: 1372765
Application/Permit No: 201509177273

PERMIT IS GRANTED TO

ERECT ALTER BUILDING ERECT SIGN DATE OF ISSUE 19-OCT-15
 DEMOLISH BUILDING GRADE FILING FEE RECEIPT # _____
 LOWER CURB OCCUPY STREET SPACE
 EXCAVATE STREET OR SIDEWALK POST NOTICE
 HOUSE NUMBER CERTIFICATE REPAIR OR CONSTRUCT SIDEWALK

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF BUILDING INSPECTION

* ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

SUPPLEMENTAL FEE PAID:

FINAL PLAN CHECK EXPEDITER FEE PENALTY
 STRUCTURAL LTR DCP FEE FIRE

DBI P/C PAID AT FILING \$0.00

OWNER:

CHARLES CROSS TRUST

LOCATION OF JOB:	HOUSE NUMBER:	EXISTING <input type="checkbox"/>	ASSIGNED <input type="checkbox"/>
STREET ADDRESS		BLOCK/LOT	
<u>162 ALHAMBRA ST</u>	<u>0463A/013</u>		
<u>164 ALHAMBRA ST</u>	<u>0463A/013</u>		

METES AND BOUNDS

FRONTAGE FT	# STORIES	TYPE	LEGAL OCCUPANCIES
<u>3</u>	<u>5</u>	<u>R-2</u>	
BUILDING USE <u>APARTMENTS</u>		ESTIMATED COST \$ <u>305,000.00</u>	
SIDEWALK SQ. FTGE	ST. SPACE LINEAR FT.	<u>20</u>	9 FT. CURB SECT. TO BE LOWERED
PARKING METER LINEAR FT.		PARKING METER DAYS	

AUDITED FOR REFUND	FEE
DCP PLAN CHECK	9,663.60
BUILDING	1,520.00
PLAN REVIEW	3,547.00
ST. SPACE	768.00
FIRE PLAN CHECK FEE	1,721.58
PUC WW CAPACITY	2,171.00
PUC WATER CAP	638.00
RECORDS RETENTION	24.00
BLDG STDS ADMIN FUND	13.00
TECH SURCHARGE	344.88

WORK MUST COMMENCE ON BUILDING WITHIN TIME PER CODE, UNLESS EXTENSION AUTHORIZED PRIOR TO EXPIRATION. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS SPECIFIED IN NOTICE OF VIOLATION OR ABATEMENT ORDER WILL APPLY.

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 1080 Days AFTER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY. (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

DON CLEMONS 707321209395

FEE PAYOR
18766 JAMIE LEE LANE
ADDRESS
SONOMA CA 95476
CITY

PERMIT 1372765
APPEAL _____
CENTRAL PERMIT BUREAU-D.B.I. CVICTORI

SURCHARGE	0.00
BOA SURCHARGE	56.00
SUBTOTAL OF FEES WITH APPLICABLE SURCHARGES <u>\$20,467.06</u>	
STRONG MOTION	39.65
SUBTOTAL OTHER FEES <u>39.65</u>	
TOTAL	<u>\$20,506.71</u>

SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK
9003-18(Rev.10/95)