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August 24, 2018

Malia Cohen, President
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
Room 244
San Francisco, CA. 94102

Re: Appeal of Conditional Use Authorization for 143 Corbett Street
Hearing Date: September 4, 2018

Dear President Cohen and Members of the Board:

We represent the Raghavan family, the owners of the above referenced property at 143 Corbett Avenue. The conditional use authorization before you was required under the Corona Heights Large Residential Special Use District ("CHSUD"), enabling the Raghavans to undertake planned exterior renovations on the rear elevation of their single-family home and to add a new dwelling unit to that building.[1] In order to permit and complete the scope of work described below, Planning Code Section 249.77(d)(4)[2] required the Raghavans to obtain a conditional use authorization from the Planning Commission.[3] The appeal before you was filed on July 31, 2018 by the Corbett Height Neighbors ("CHN").

For the reasons stated below, we request that the Board deny the appeal. None of the work authorized by the conditional use approval will result in any life safety concerns to adjacent neighbors or in the loss of light, air and privacy born by any neighbors individually or collectively. The Planning and Building Departments are both involved in monitoring the permit activity for this project and are working closely with the Raghavans and their design professionals. The conditional use authorization also resulted in the construction of a new 1,800 square foot, 2-bedroom unit in the existing single-family home.

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[1] See Exhibit A. The CHSUD became effective on August 21, 2017. The Raghavans bought the single family home in 2014.

[2] All references herein are to the San Francisco Planning Code.

[3] Planning Code Section 249.77(d)(4) states that:

Conditional use authorizations: For all parcels zoned RH-1, RH-2 or RH-3 within the SUD, the following shall require Conditional use authorization. The only standard under the CHSUD that applied to the Raghavans' project was

> "Residential Development, either as an addition to an existing building or as a new building that results in less than 45% rear yard depth."

PROJECT DESCRIPTION

Pursuant to Section 249.77(d)(4), the Raghavans sought a conditional use authorization to legalize alterations and horizontal additions at their rear protruding nook only and protruding trapezoidal "Bay" geometry, which is less than the averaged 45% rear yard. The conditional use authorization was also sought for the construction of horizontal additions such as a spiral staircase and a deck infill at the basement level within the averaged 45% rear yard.

The project site is on top of a "bowl-shaped" ridge northwest of the Castro neighborhood with numerous two- to four-story buildings, many of which are multi-family. Many of those buildings have rear protruding elements on them – some of which are enclosed, others of which are open for light and air and many of which have non-complying rear yards.[4] Not all of those buildings have obtained the requisite approvals from the City to have those horizontal or vertical elements on the rear elevation.

Based on the conditional use authorization granted, the project will comply with the applicable CHSUD provisions and will further Citywide housing policies by adding an approximately 1,800 square foot independent, 2-bedroom unit at grade and the existing two-lower levels within the existing single-family home. The project requires the conditional use authorization under the CHSUD because it proposes to legalize and expand select horizontal elements of the rear of the building into the required averaged rear yard.

BASED ON THE CRITERIA UNDER PLANNING CODE SECTION 294.77(d)(4),THE PLANNING COMMISSION PROPERLY GRANTED THE CONDITIONAL USE AUTHORIZATION ON APPEAL.

The request for conditional use authorization was heard by five of the seven Planning Commissioners on June 21, 2018. Those five (5) Commissioners unanimously authorized the conditional use authorization sought under the CHSUD because the scope of work reflected its purpose to legalize a 1'10" protrusion and to allow the expansion of the building 1'10" past the averaged 45% rear yard for a new unit. Read as a whole, the intent of requiring conditional use authorization within the CHSUD was primarily to limit any new or expanded McMansions[5]. However, that is not the case here. There is no proposed expansion of the building envelope for livable area under the granted conditional use. Section 249.77(d)(4), which is the basis of the conditional use authorization required here, encouraged new residential development within an existing building, as is proposed here.

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[4] See Exhibit B. See drone photo exhibits showing the rear of the block surrounding the mid-block open space.

[5] See Sections 249.77(d)(1)-(3).

The existing unit in the approximately 2,300 square-foot single family home has 3-bedrooms and is currently occupied by the Raghavans' son and his wife. As part of their conditional use application, the Raghavans' elected to incorporate a new unit at grade and the existing lower two levels in the single-family home. The new unit will be rented out in the future.

As stated above, the only standard in the CHSUD that required this project to obtain conditional use authorization was related to "residential development, either as an addition to an existing building or as a new building that results in less than a 45% rear yard depth." The project complied with this standard as follows:

1. The site's RH-2 zoning allows the new at grade and lower level unit. The unit was added to the existing two lower levels of the single-family home by the Raghavans. The excavation that has been noted by some of the appellants in their testimony at the Planning Commission was done in part to accommodate the new unit. This "residential development" thus resulted in a new 1,800 square foot 2-bedroom unit in an existing building in a transit-rich residential neighborhood. No other Planning approvals are required for this new unit.

2. Because the residential development within this project was at and below the existing grade, it did not significantly affect rear yard depth nor did it affect the rear yard building elements. No expansion of the building was planned at the ground floor. Lot coverage at grade is compliant and will remain compliant. Rather, the other modifications sought for the rear elevations complemented the desirable qualities of the second unit. Its off-street location provides its occupants with ample light and air, and privacy as well as direct access to the rear yard. Construction of the new unit increased housing density and supply on the project site, which could result in increased affordability of the unit in this predominantly residential neighborhood.

For the reasons set forth above and in Planning Commission Motion No. 20220, dated June 21, 2018, we respectfully request that the Board uphold the conditional use authorization that were unanimously approved by the Planning Commission.

"SERIAL PERMITTING" IS NOT A BASIS IN THE PLANNING OR BUILDING CODES FOR DENYING A CONDITIONAL USE AUTHORIZATION.

There has been significant discussion by CHN and other neighbors that "serial permitting" allegedly done at the Raghavans' home should factor into the Board's decision on this appeal. However, there is no "textbook" definition of serial permitting. Its use is situational because the nearly century old building had significant dry rot and electrical hazards. There was no benefit to the Raghavans to have this many applications.

Even though only a very few of CHN's members or the project's immediate neighbors participated in the June 21, 2018 Planning Commission hearing, the only insight we have

regarding CHN's objection to this project is its July 31, 2018 summary that the project was conducted over the years entirely upon "serial permitting" grounds.[6] CHN's opposition to the project appears limited to only that criteria.

This position is contrary to the intent of the CHSUD which was, among others, to encourage additional housing on an RH-2 site. New housing is a critical feature of this project, which furthers the CHSUD's goals as well as the goals of the General Plan with regard to housing policy.

"Serial permitting" is not an express standard or criteria under the CHSUD, or any other City ordinance or administrative procedure, in determining whether a conditional use authorization should be granted. In fact, the CHSUD provision that applies to this project encourages the construction of housing in or as an addition to an existing building, such as here, "that results in less than 45% rear yard depth." Doing so maximizes the housing density and furthers the intent of the CHSUD. Had CHN actually been concerned about the work being done on the rear of the Raghavans' property, like the 145 Corbett neighbors, they too, would have made complaints to the Department of Building Inspection and the Planning Department. Yet, none were made, which could have opened fruitful and positive discussions between the parties.[7]

Lastly, because the neighbor relations concerning this project have overall been highly contentious, what could have facilitated an understanding of the issues never got any footing. Rather than attempt to understand what the Raghavans' work entailed by visiting them and inquiring about the scope of work prior to the Planning Commission hearing, no member of CHN or its President, Gary Weiss, spoke at the June 21, 2018 Planning Commission hearing. Thus, there was no communication between CHN and the Raghavans prior to the filing of the appeal, even though they had met after the Commission hearing.[8]

Moreover, CHN was notified of the proposed project elements as part of the pre-application meeting conducted by the project architect, Mr. Cruz, and the Raghavans at their home on August 29, 2017. Yet, as the primary neighborhood organization, no one from CHN attended the pre-application meeting nor did they communicate with the Raghavans or their representatives after that meeting and prior to the Planning Commission hearing to see if they could support the project or add positive comments that they would like to be included in the project improvements. Rather than attempt to work together or even file complaints that could be the basis for discussion, Mr. Weiss elected to appeal building features, many of which had

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[6] See Exhibit C for CHN postings regarding the Raghavans' alleged serial permitting.

[7] See Exhibit D for the 2002 permit and drawings for permitted work done by the Raghavans' predecessor at the rear elevations of the their house.

[8] See Exhibit E for the letters of support from other neighborhood owners and residents, former tenants of the Raghavans and other tenants in the immediate neighborhood who welcome the Raghavans' addition of a new unit.

been in existence for the last 15 years and some longer, and blame it on the Raghavans, who have owned the building for only 4 years.

CONCLUSION

The Planning Commission correctly granted the conditional use authorization for the Raghavan property under the CHSUD. The facts clearly support the determination. Each of those actions are encouraged by and consistent with the CHSUD and long-term City policy. The incorporation of the new unit into the existing single-family home increases housing density at the site. It is also likely to result in increased affordability.

It is incorrect to state that most of the approvals sought by the Raghavans under the CHSUD were the product of serial permitting. In fact, the work that some will attribute to "serial permitting" halted in the fall of 2016. On October 24, 2016, DBI issued Notice of Violation ("NOV") No. 201631352 to the Raghavans. The scope of that NOV was to:

> Consolidate all work performed @ interior and exterior. Add dwelling unit. Legalized Revised (E) deck @ Upper level. (N) Roof Deck & Guardrail. Legalize Bump Out @ Rear Breakfast Nook. Variance: Breakfast Nook Bump Out, Spiral Stair at Grade in Rear Yard.

This scope of work mirrors the modifications that the Raghavans and Mr. Cruz were planning to do in conformance with the CHSUD.[9] This shows that the Raghavans were in good faith seeking to legalize horizontal elements on their rear building wall. At Building Insp. Joe Duffy's request, on August 9, 2017, Mr. Cruz prepared and filed a permit application with DBI that included consolidated permit drawings showing existing and proposed changes to the building envelope and legalizing pre-existing conditions. The permit application has yet to be reviewed by either DBI or Planning Commission.

Based on the above and the attachments to this letter, we request that the Board uphold the Planning Commission's unanimous decision regarding the conditional use authorization adopted at the June 21, 2018 hearing.

Sincerely,

Ilene Dick

[9] See Exhibit F for the NOV documentation and the Permit Matrix prepared by Mr. Cruz, the project architect.

ID:ds

Attachments

EXHIBIT A

[Planning Code, Zoning Map - Corona Heights Large Residence Special Use District]

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street; and in addition, all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

Supervisors in File No. 170296 and is incorporated herein by reference. The Board affirms this determination.

(b) On June 22, 2017, the Planning Commission, in Resolution No. 19950, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 170296, and is incorporated herein by reference.

(c) On June 22, 2017, the Planning Commission, in Resolution No. 19950, approved this legislation, recommended it for adoption by the Board of Supervisors, and adopted findings that it will serve the public necessity, convenience, and welfare. Pursuant to Planning Code Section 302, the Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 170296, and is incorporated by reference herein.

Section 2. The Planning Code is hereby amended by adding Section 249.77, to read as follows:

SEC 249.77. CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT.

*(a) **General.** A special use district entitled the "Corona Heights Large Residence Special Use District," consisting of the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all additional parcels fronting States Street, which includes RH-1, RH-2, and RH-3 Use Districts, is hereby established for the purposes set forth below. The boundaries of the Corona Heights Large Residence Special Use District are designated on Sectional Maps No. SU06 and No. SU07 of the Zoning Map of the City and County of San Francisco.*

*(b) **Purpose.** To protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities, the following controls in subsections (c)-(f) are imposed in the Corona Heights Large Residence Special Use District.*

*(c) **Controls.** All applicable provisions of the Planning Code shall continue to apply in the Corona Heights Large Residence Special Use District, except as otherwise provided in this Section 249.77.*

*(d) **Conditional Use Authorizations.** For all parcels zoned RH-1, RH-2, or RH-3 within the Corona Heights Large Residence Special Use District, the following developments shall require a Conditional Use authorization:*

(1) **Development of Vacant Property.** *Residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet;*

(2) **Expansion of Large Existing Development.** *Residential development on a developed parcel that will result in total gross floor area in excess of 3,000 square feet* if that expansion results in more than 75% increase in gross square feet of development on the parcel (as it existed at any time in the last five years prior to application), and does not increase that number of legal dwelling units on the parcel. The total gross square footage calculation shall also include all development performed on the parcel within the last five years; ~~and a cumulative increase in gross floor area, including all development performed on the parcel in the preceding five years, of:~~

~~(A) more than 75% without increasing the existing legal unit count as it existed five years prior; or~~

~~(B) more than 100% if increasing the existing legal unit count.~~

(3) **Expansion of Large Existing Development Plus Additional Dwelling Units.** Residential development on a developed parcel that will result in total gross square floor area in excess of 3,000 gross square feet, if that expansion results in more than 100% increase in gross square feet of development, and increases the existing legal unit count on the parcel;

(4) *Residential development, either as an addition to an existing building or as a new building, that results in less than 45% rear yard depth.*

(e) In acting on any application for Conditional Use authorization within the Corona Heights Large Residence Special Use District, the Commission shall consider the Conditional Use authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts are presented to establish, based on the record before the Commission, one or more of the following:

(1) The proposed project promotes housing affordability by increasing housing supply;

(2) The proposed project maintains affordability of any existing housing unit; or

(3) The proposed project is compatible with existing development.

(f) In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

Section 3. The San Francisco Planning Code is hereby amended by amending Sectional Maps SU06 and SU07 of the Zoning Map of the City and County of San Francisco, as follows:

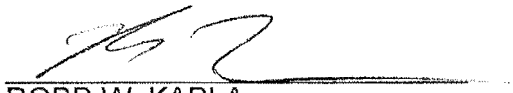
Description of Property	Special Use District Hereby Approved

All parcels within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all additional parcels fronting States Street	Corona Heights Large Residence Special Use District

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

Section 5. Applicability Date. This ordinance shall apply to any City permits approved on or after March 21, 2017.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: 
ROBB W. KAPLA
Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 170296 **Date Passed:** July 11, 2017

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street; and in addition, all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

June 26, 2017 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

June 26, 2017 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

June 27, 2017 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

July 11, 2017 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

File No. 170296

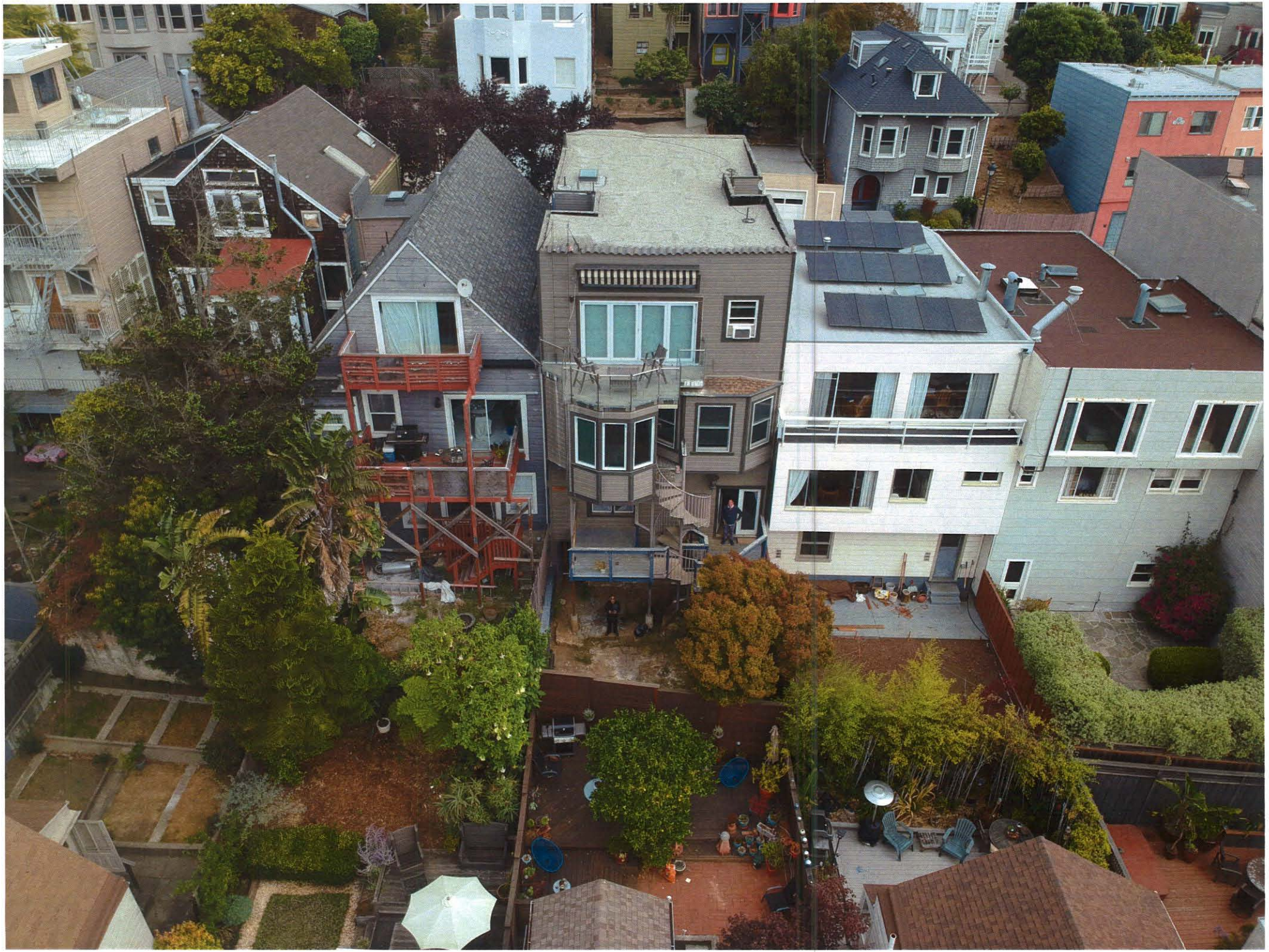
I hereby certify that the foregoing Ordinance was FINALLY PASSED on 7/11/2017 by the Board of Supervisors of the City and County of San Francisco.

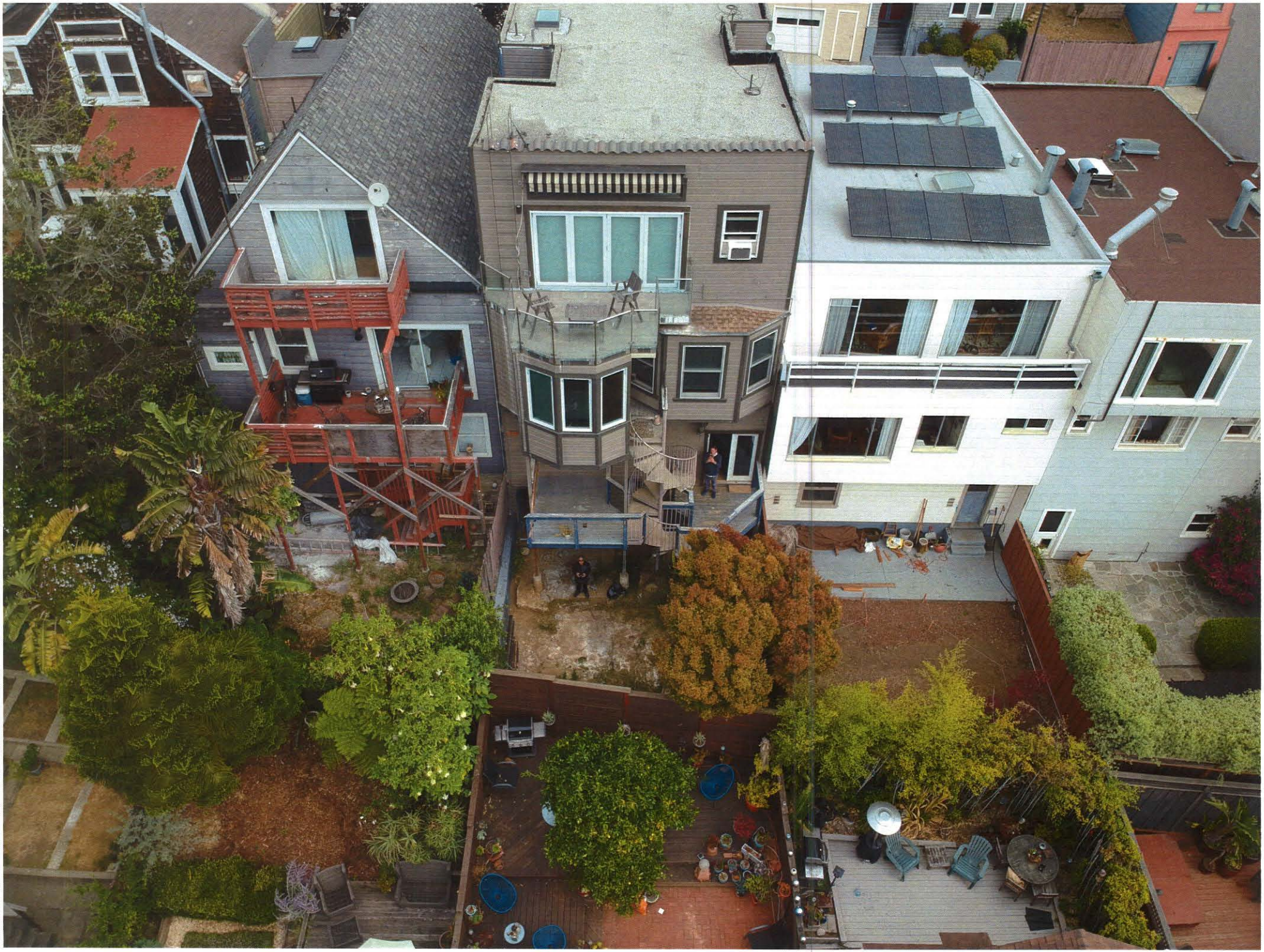
Angela Calvillo
Clerk of the Board

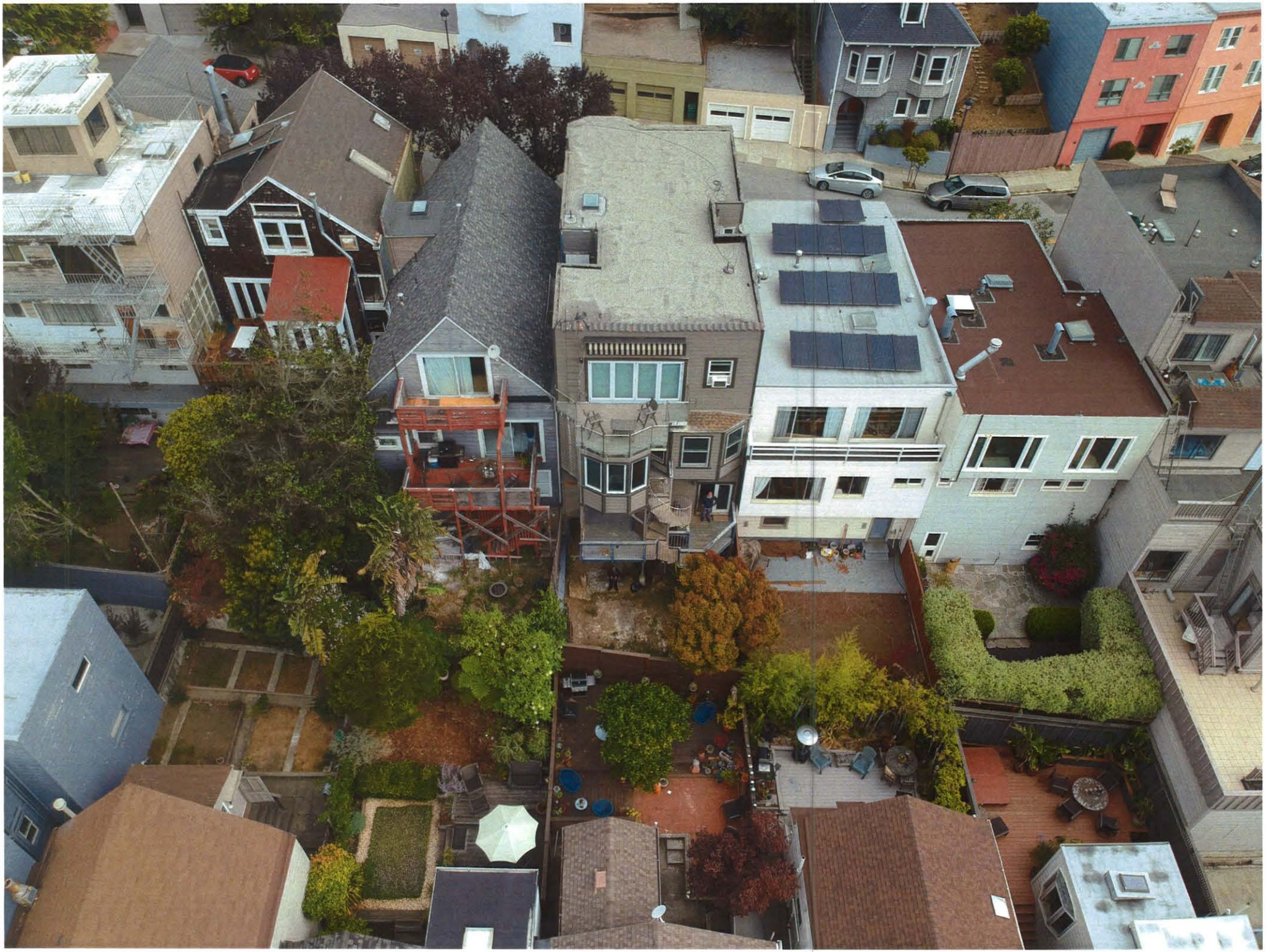
Mayor

7/21/17
Date Approved

EXHIBIT B





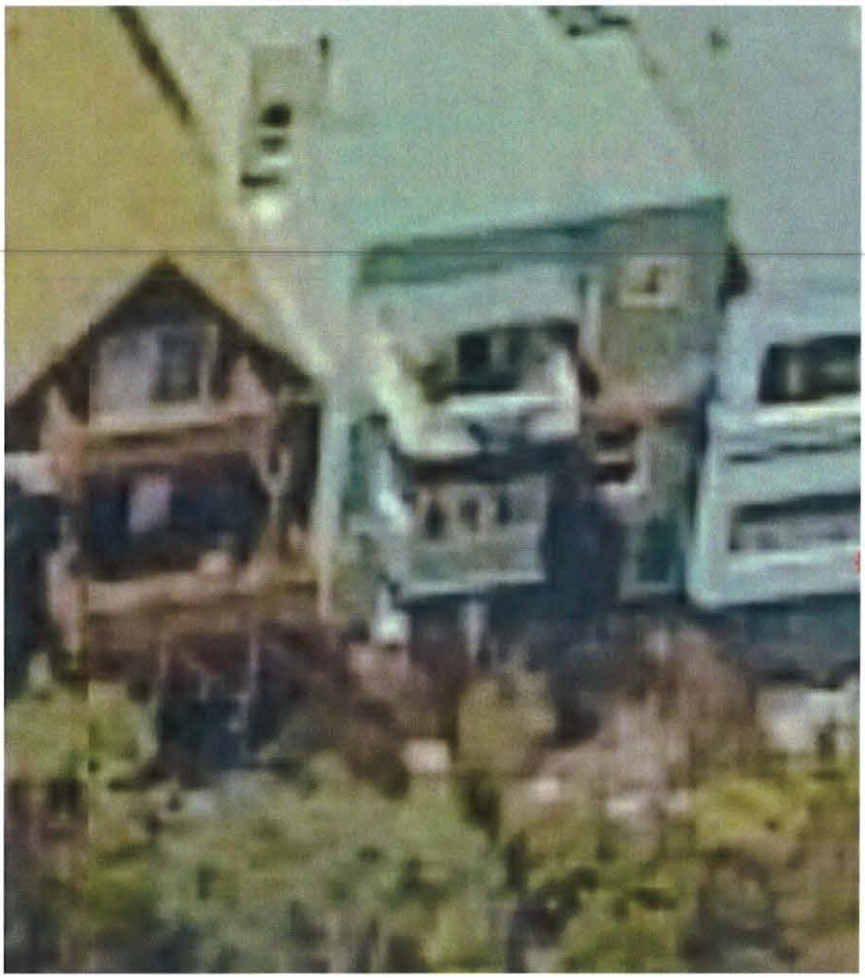


May 2002.

Enclosed square bay breakfast nook.

Rear wall of the bay appears to have solid base with windows on upper portion, side wall appears solid at base with window(s).

Overhanging deck with roof at top floor.



August 2004.

Enclosed square bay breakfast nook.

Rear wall of the bay appears to have solid base with windows on upper portion

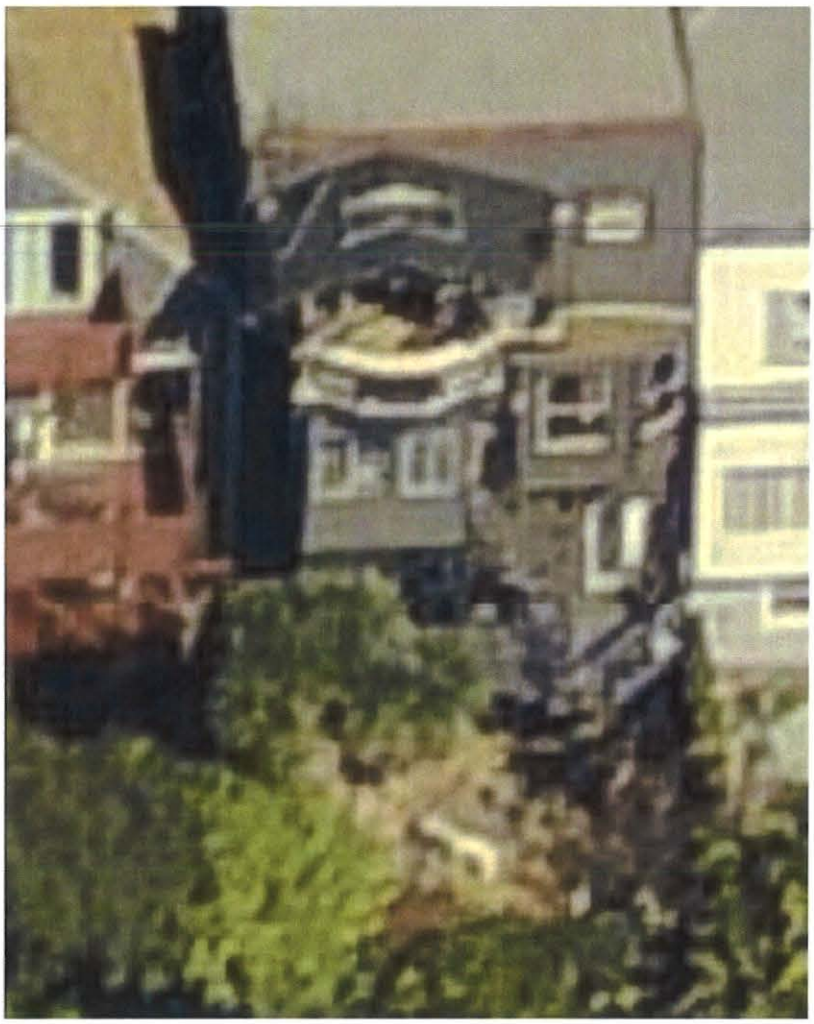
Overhanging deck with roof at top floor.

March 14, 2010.

Enclosed square bay breakfast nook.

Visible rear solid wall with punched window openings.

Roof over top floor deck has been enlarged. Deck has been extended further out, has a angled bay shape

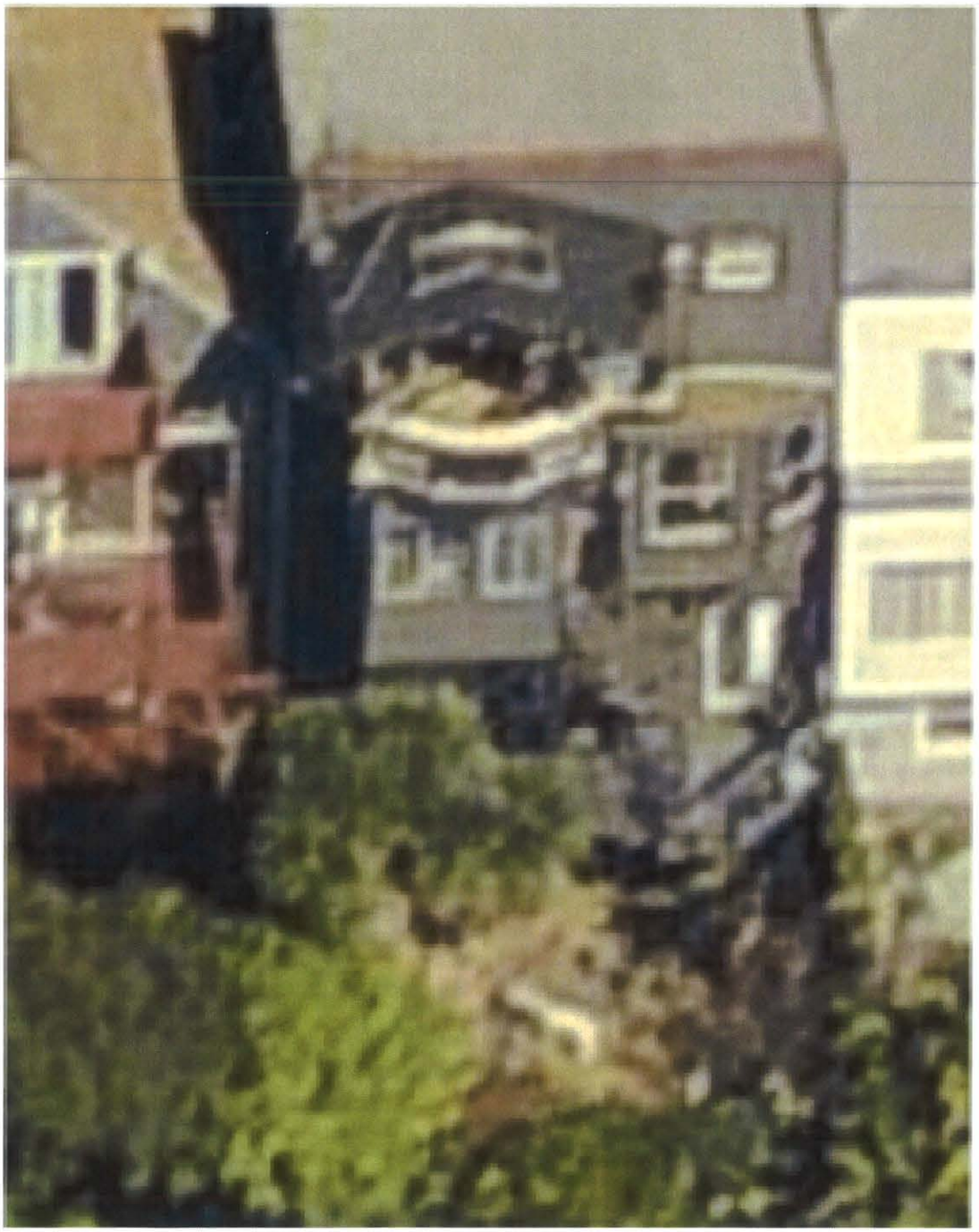


March 14, 2010.

Enclosed square bay breakfast nook.

Visible rear solid wall with punched window openings.

Roof over top floor deck has been enlarged. Deck has been extended further out, has a angled bay shape



2.

square bay breakfast nook.

of the bay appears to have solid base with windows on upper portion, side wall appe
ith window(s).

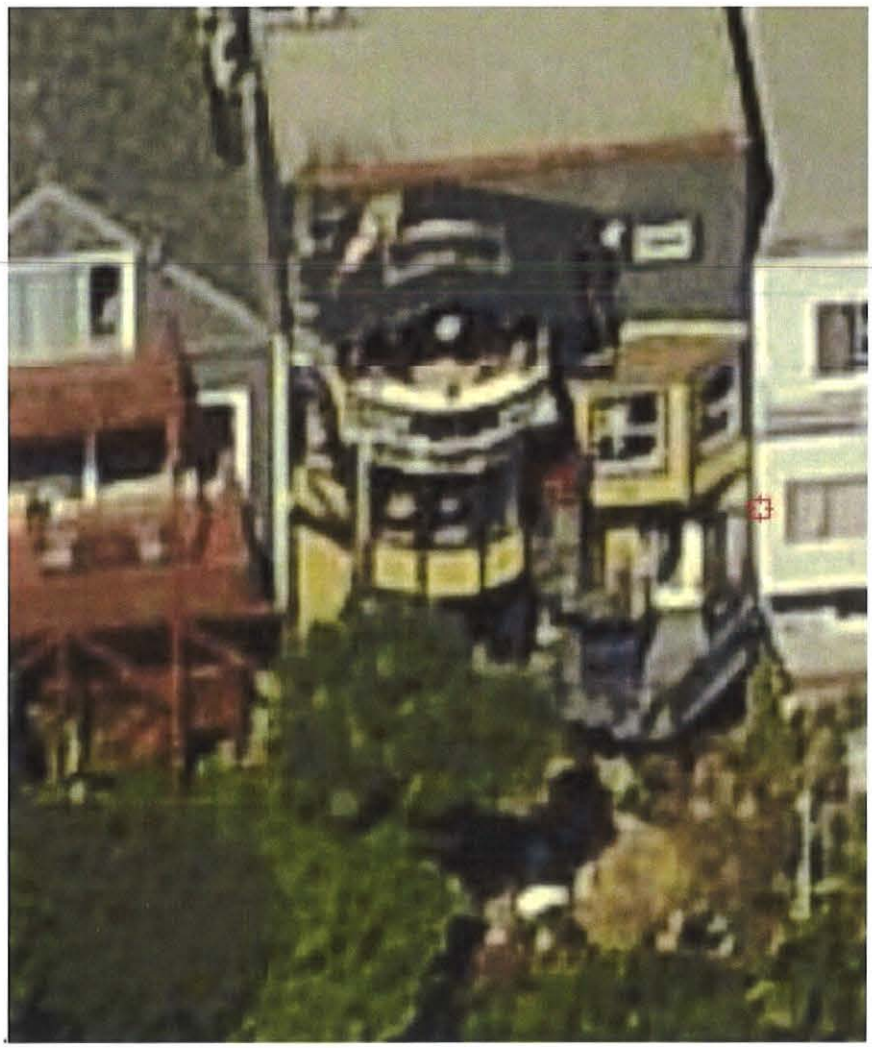
ing deck with roof at top floor.

March 29, 2011.

Enlarged angled bay extension has been added to breakfast nook.

Inconclusive if there is an addition of triangular volumes to the nook, at the rear-building wall.

Solid base, inconclusive it upper portion of the nook is windows or open with support columns.

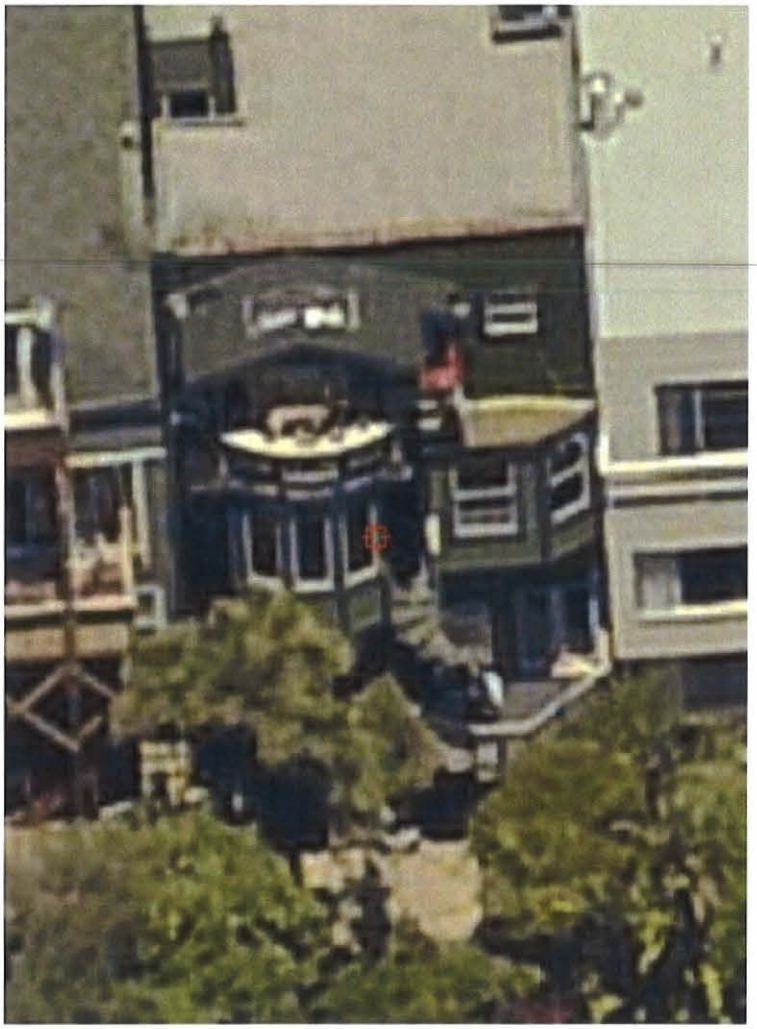


June 17, 2014.

Enlarged angled bay breakfast nook.

Visible solid wall at lower portion of the bay, with windows on each section of the bay

Deck with larger roof at top floor.



September 1, 2015.

Enlarged angled bay. Solid wall with windows.

Triangular addition to nook is visible.

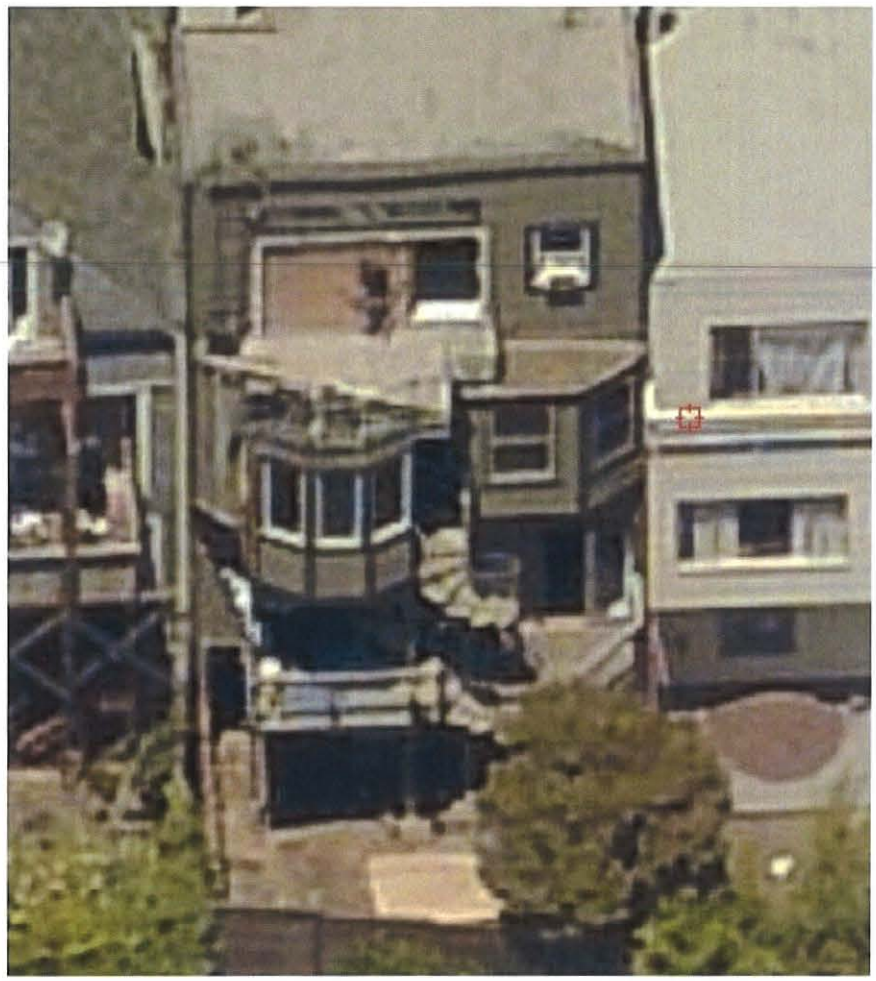
Roof over upper deck removed.

July 19, 2017.

Enlarged angled bay. Solid lower walls with windows.

Triangular addition to nook is visible.

Roof over upper deck removed. Deck actively being worked on by contractor.




145 CORBETT
143 CORBETT
139 CORBETT
Averaged rear yard setback per ZA Bulletin #5
This Existing non-conforming deck was "legalized" in a Variance application, (Source: DBI records.)
FIRE PIT
This trapezoidal portion of the Existing Breakfast Nook is "existing non-conforming", to be legalized in a Variance, which triggered the Condional Use Hearing.
1/2
1/2
3012 Market St
An example of a Rear Yard Average. Note: the existing "non-conforming condition" of the protruding volumne (by SFPlanning standards.) This resident is allowed to have this conditon in the rear yard. He needs a Variance to legalize it. (and a CU under the CHSUD)

EXHIBIT C

Corbett Heights Neighbors

Conditional Use Appeal by Corbett Heights Neighbors

143 Corbett Ave

We are informing our membership that Corbett Heights Neighbors will be appealing the Conditional Use Authorization, that has recently been granted to the construction project at 143 Corbett Avenue.

Over the past 4 years over 15 permits were obtained without planning or neighborhood involvement: Instead of trying to obtain permission for a large job, the owners asked for permission to undergo numerous tasks by breaking up the project into small portions. Two floors have been excavated without soils engineering, resulting in water damage to one of our neighbors. In addition, an illegal deck was enclosed, although it already exceeded the rear yard coverage line and had originally been built without a variance.

In October 2016 the City issued a Notice of Violation and requested that all over-the-counter permits be consolidated. Because the structure exceeds 55% of lot coverage, the owners had to obtain a Conditional Use Authorization. On June 21 the Planning Commission heard the case, criticized the illegal construction but then allowed the illegally enclosed deck to be grand-fathered in.

Corbett Heights Neighbors is appealing the Planning Commission decision to the Board of Supervisors to ensure due process and prevent bad precedent in our Special Use District. Without a proper review, adjoining properties have increased risk levels for water, foundation, fire and other damage.

If you wish to learn more about this case, or if you wish to support our efforts, please contact Jennifer Creelman at drcreelman@cfdds.com or at (415) 244-9932. We are specifically looking for signatures from owners whose properties are located inside or touch the yellow circle on the below map. Thank you for your time.

Corbett Heights Neighbors

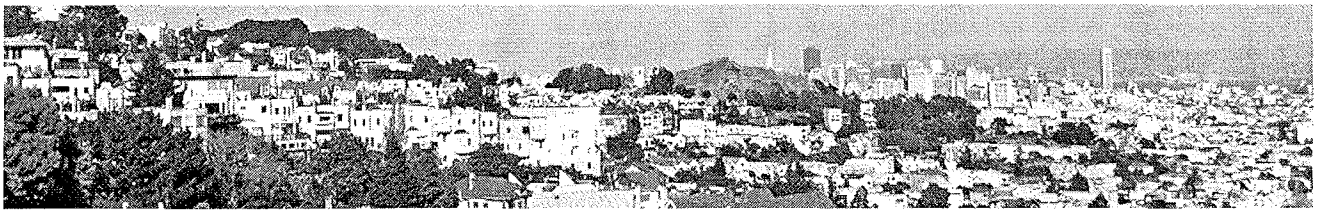
143 Corbett: This one is one big mess.

Back in the 90s the owners at the time had a 3-level deck constructed - with no permit. Not an uncommon thing. About 10 years later the same owners enclosed one floor of the deck on the main level to create a breakfast nook. This was also done with a permit or any sort of inspection.

In 2014 the building was sold. The new, current owner hired a - questionable - contractor. They ended up expanding the breakfast nook out farther into the backyard, an expanding it out in either direction right up to the property line. They walled in what had been large windows on this nook which now extends farther out into the tiny rear yard than any other house on the block. And they built out into two lightwells. None of this was done with permits, inspections or neighborhood notification. Then the excavation began. I don't know the exact amount of soil that was removed, but it went on month after month. There had been an inlaw unit in the basement level but it was considerably shorter than what is allowed. So they dug down on that level, and then at the backyard level they excavated out what had been a storage area. The space is now large enough for a good sized 2 level, 2 Bedroom, 2 Bath unit. All of this, including the excavation was done without permits or inspections. The work was stopped for a year. A new contractor coame along - blamed everything bad that had happened on the previous contractor, and began to try and make things right.

Somehow - - at the Planning Commission hearing in June, despite all of this egregious stuff that had been done, including damaging the neighbors' foundation, despite the fact that it considerably exceeded the limits of the CHLRSUD, and without issuing any citations or even fines, the Commission basically legitimized everything.
For more reasons than I care to go into now, we submitted an appeal which will be heard by the full Board of Supervisors.

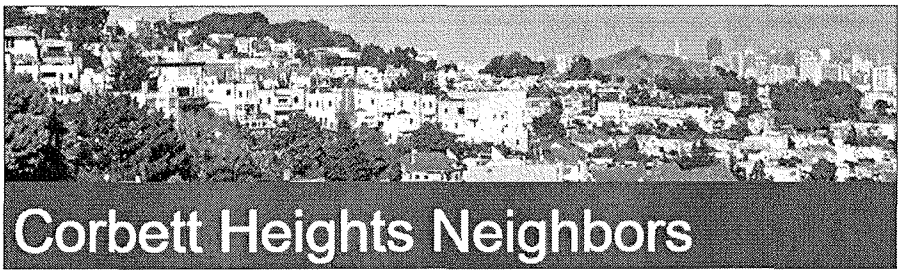
Both the owner and the contractor told us that they have no intention of ever renting this new legalized unit. The owner would like to have a place to stay when he comes up to the city to visit his not yet conceived grandchild. He lives down the peninsula.



Corbett Heights Neighbors

Tuesday, July 31, 2018

143 Corbett



Conditional Use Appeal by Corbett Heights Neighbors
143 Corbett Ave

We are informing our membership that Corbett Heights Neighbors will be appealing the Conditional Use Authorization, that has recently been granted to the construction project at 143 Corbett Avenue.

Over the past 4 years over 15 permits were obtained without planning or neighborhood involvement: Instead of trying to obtain permission for a large job, the owners asked for permission to undergo numerous tasks by breaking up the project into small portions. Two floors have been excavated without soils engineering, resulting in water damage to one of our neighbors. In addition, an illegal deck was enclosed, although it already exceeded the rear yard coverage line and had originally been built without a variance.

In October 2016 the City issued a Notice of Violation and requested that all over-the-counter permits be consolidated. Because the structure exceeds 55% of lot coverage, the owners had to obtain a Conditional Use Authorization. On June 21 the Planning Commission heard the case, criticized the illegal construction but then allowed the illegally enclosed deck to be grand-fathered in.

Contact

info@corbettheights.org
CHN Bylaws
Park Funds Request

Search CHN News

Search

Local Resources

Rafael Mandelman | District 8 Supervisor
Scott Wiener | CA Senator
Park Station | SFPD
San Francsico SAFE | Safety Awareness for Everyone

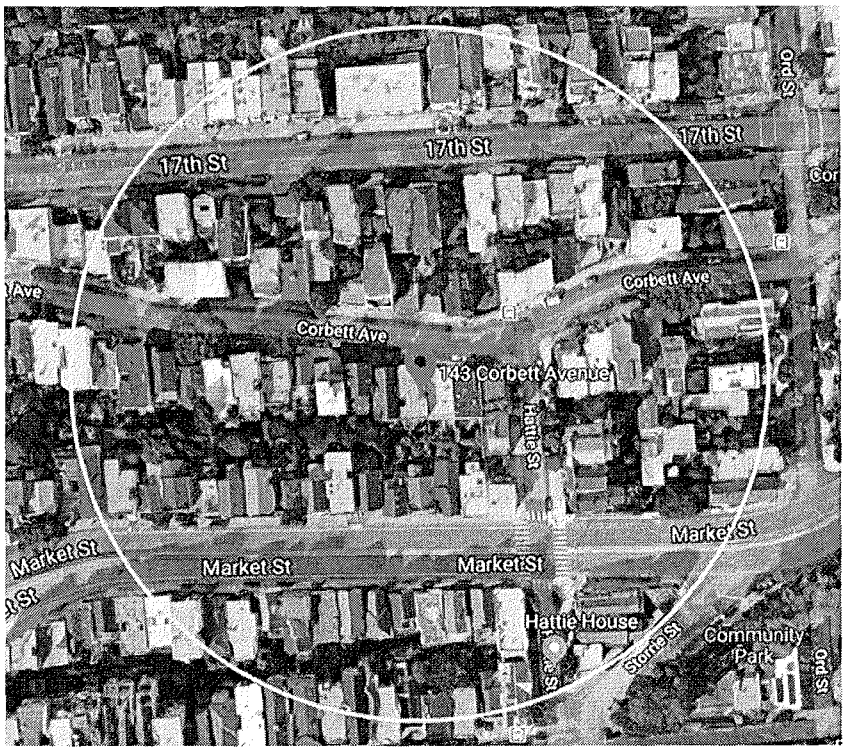
Blog Archive

▼ 2018 (13)
▼ July (5)
Corbett Heights Neighbors Meeting Notes - July 26,...
Corbett Heights Neighbors Meeting this Thursday
143 Corbett
2018 Election
Planning Department Changes that Impact Neighbors
► May (1)
► April (4)
► March (1)
► February (1)
► January (1)

Corbett Heights Neighbors is appealing the Planning Commission decision to the Board of Supervisors to ensure due process and prevent bad precedent in our Special Use District. Without a proper review, adjoining properties have increased risk levels for water, foundation, fire and other damage.

If you wish to learn more about this case, or if you wish to support our efforts, please contact Jennifer Creelman at drcreelman@cfdds.com or at (415) 244-9932. We are specifically looking for signatures from owners whose properties are located inside or touch the yellow circle on the below map. Thank you for your time.

Corbett Heights Neighbors



No comments:

Post a Comment

Note: Only a member of this blog may post a comment.

► 2017 (15)
► 2016 (31)
► 2015 (32)
► 2014 (42)
► 2013 (35)
► 2012 (30)
► 2011 (41)

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Email Address *

First Name *

Last Name *

Subscribe

EXHIBIT D

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 200007945

OWNER/AGENT: BARBIERI DAVID C & BARBIERI CA

MAILING ADDRESS: BARBIERI DAVID C & BARBIERI

143 CORBETT AVE
SAN FRANCISCO CA
94114

DATE: 08-SEP-00

LOCATION: 143 CORBETT AV

BLOCK: 2656 **LOT :** 060

NOTICE TYPE: COMPLAINT

BUILDING TYPE: NA **USE TYPE:** R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	BUILDING PERMIT REQUIRED (301 HC)	TO REPAIR /REPLACE DEFECTIVE REAR STAIR AND LANDING IN 30 DAYS AND COMPLETE WORK IN 180 DAYS.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. **REINSPECTION DATE :** 10 October 2000 10:45 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Yasu Morikawa AT --

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

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SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED

DEPARTMENT OF BUILDING INSPECTION

OCT 1 0 2002

FRANK Y. CHIU, DIRECTOR

BLDG. FORM 3/8

APPROVED FOR ISSUANCE OCT 1 0 2002

APPLICATION NUMBER 2002/10/10/8753

OSHA APPROVAL REQ'D ☐ APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

1/21/2003

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.

OFFICE COPY

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
10/10/02		143 CORBETT	2656-60
PERMIT NO. 978754	ISSUED 10-10-02	(2A) ESTIMATED COST OF JOB $1.00	(2B) REVISED COST: $1.00 & 1 hr. back check fee BY: DP DATE: 10-10-02

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

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

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
VN	2	1	RES.	R-3 (27)	1

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

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
DMKD CONST.	213 ACADIA	94131	586-3289	508795	04/03

(15) OWNER - ~~LESSEE~~ (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
DAVID BARBIERI	143 CORBETT		183760	586-3289

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

REPAIR DETERIORATED REAR spiral STAIRS, REPLACE VARIOUS DRY-ROTTED SUPPORT MEMBERS, per Inspector 8-7-02, applic# 2002/08/01/2891.

~~To replace (E)~~ DP

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA
YES ☐ NO ☒	FT.	YES ☐ NO ☒	SQ. FT.

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

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

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

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

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT

☐ LESSEE ☐ AGENT

☐ ENGINEER

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 claim, 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 an 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 worker's compensation, as provided by Section 3700 of the Labor Code, for the performance the work for which this permit is issued.

(X) 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 ST. COMP.

Policy Number 1367925-1

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

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

( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a [illegible]

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SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED: By DAVID PANG, DBI OCT 10 2002 Contact the district building inspector at the start of work call 558-5096. For plumbing inspection scheduling call 558-6054, for electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits. BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: REASON: NOTIFIED MR.
☑	APPROVED: Per application - Replace deteriorated rear spiral stairs and replace dry-rot support. Art Agnes 10/10/02 DEPARTMENT OF CITY PLANNING	DATE: REASON: NOTIFIED MR.
☐	APPROVED: MA BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: REASON: NOTIFIED MR.
☐	APPROVED: BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
☐	APPROVED: DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
☐	APPROVED: REDEVELOPMENT AGENCY	DATE: REASON: NOTIFIED MR.
☐	APPROVED: HOUSING INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.

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

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

ADDRESS OF JOB		BLOCK/LOT	APPLICATION NO.
143 CORBETT AV		2656/060	200210108753
OWNER NAME			TELEPHONE

ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
$1	10/10/02	ISSUED	10/10/02	200210108753	02/10/03

FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
8 5	R-3	2	2	1	18 BID-INSP

CONTACT NAME	TELEPHONE
DIETSCH MONTALDO KEENEYAND DIETSCH	586-3289

STANDARD DESCRIPTION/BLDG. USE	OTHER DESCRIPTION
1 FAMILY DWELLING	REPAIR DETERIORATED REAR SPIRAL STAIRS, REPLACE VARIOUS DRY-ROTTED P

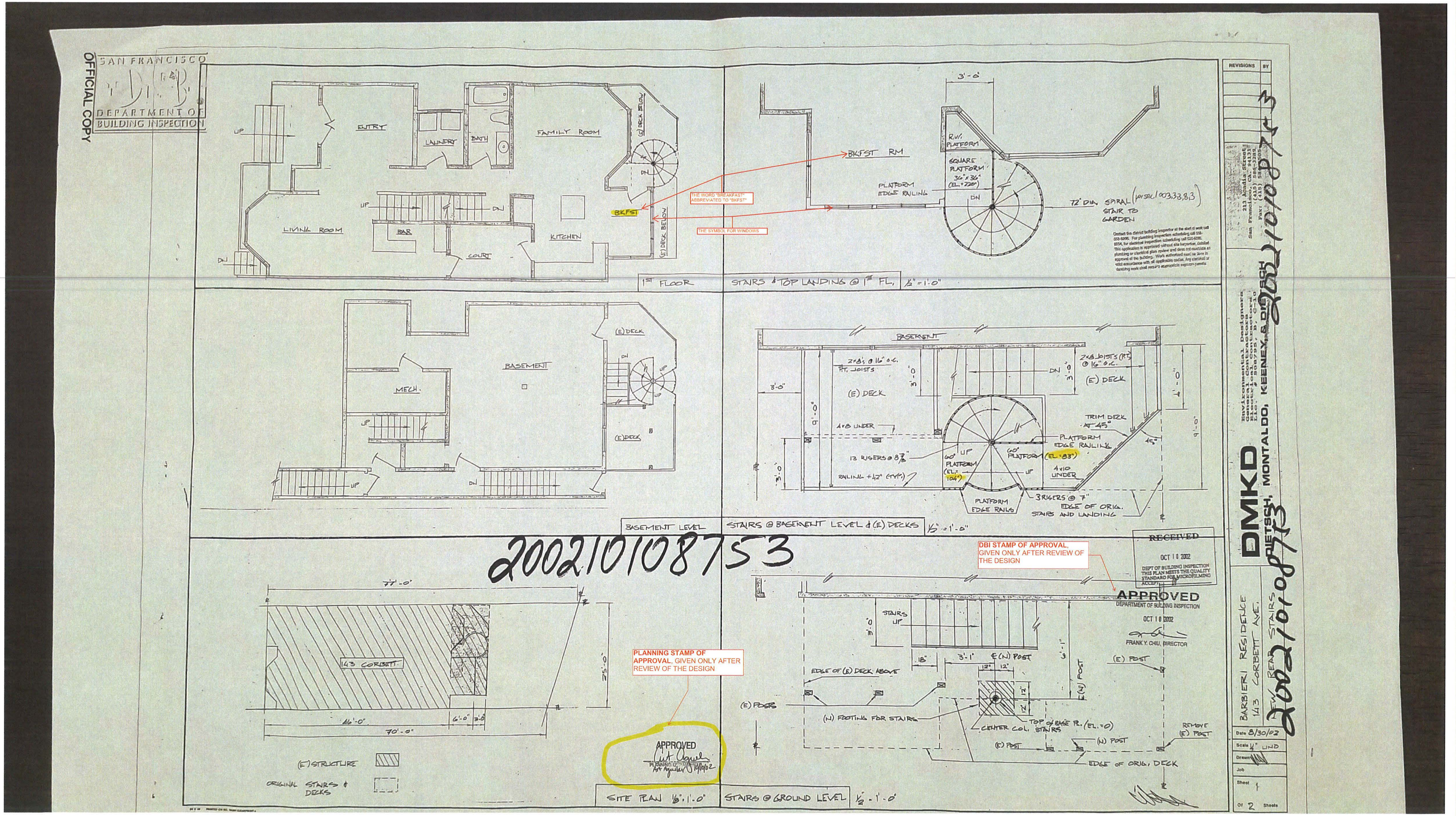
SPECIAL INSPECTIONS?	NO	FIRE ZONE	NO
SPECIAL USE DISTRICT		TIDF	NO
		PENALTY	NO

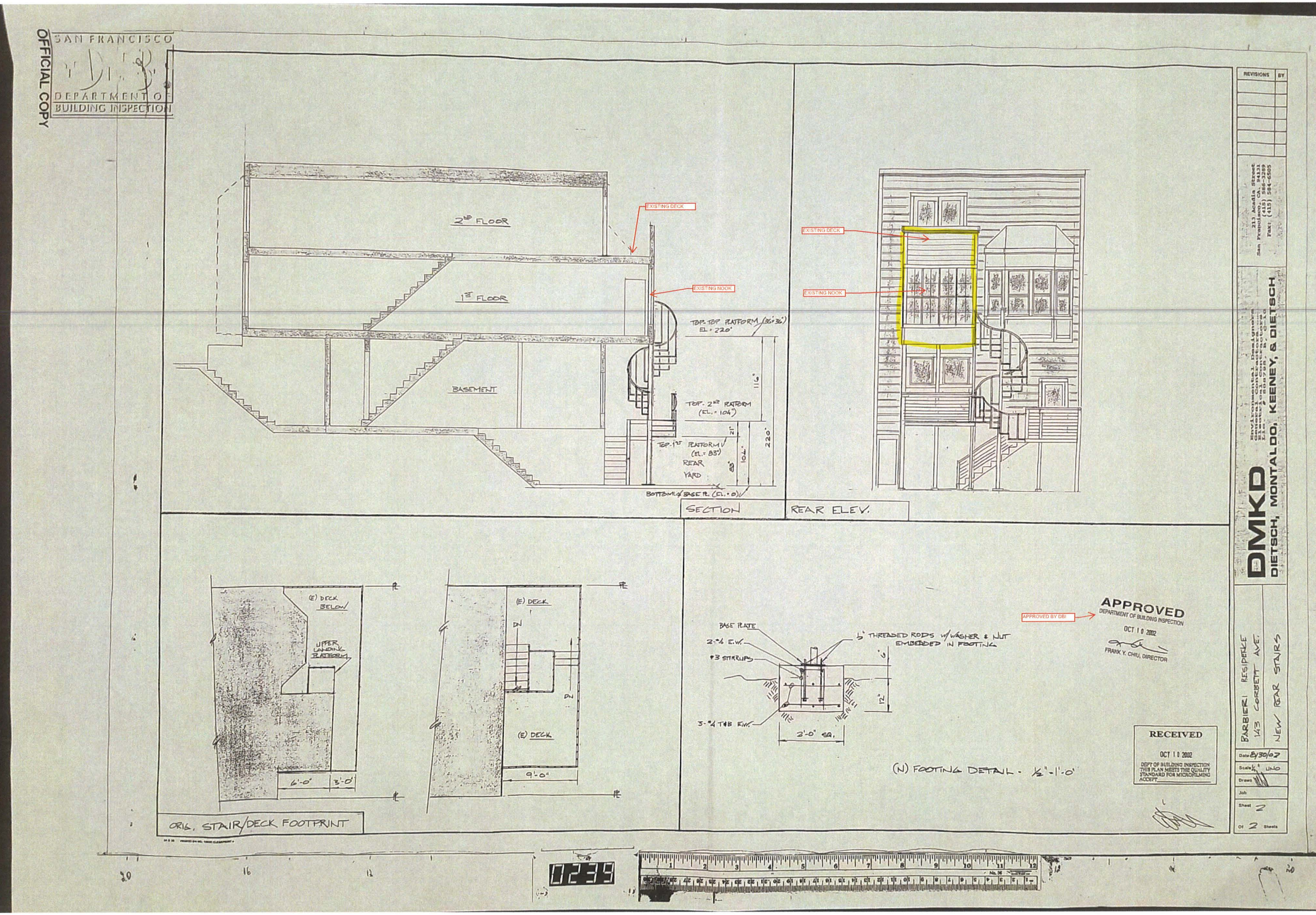
COMPLIANCE WITH REPORTS

NOTES:

PERMIT INSPECTION RECORD
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
BUILDING INSPECTION JOB CARD

9003-15


SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION
OFFICIAL COPY
ENTRY
LAUNDRY
BATH
FAMILY ROOM
(E) DECK BELOW
DN
UP
LIVING ROOM
BAR
COURT
KITCHEN
BKFST
THE WORD "BREAKFAST" ABBREVIATED TO "BKFST"
THE SYMBOL FOR WINDOWS
1ST FLOOR
3'-0"
R.W. PLATFORM
SQUARE PLATFORM 36"x36" (EL.=220")
BKFST RM
PLATFORM EDGE RAILING
72" DIA. SPIRAL STAIR TO GARDEN
STAIRS & TOP LANDING @ 1ST FL, 1/2"=1'-0"
Contact the district building inspector at the start of work call 558-6096. For plumbing inspection scheduling call 558-6054, for electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.
(E) DECK
BASEMENT
MECH.
BASEMENT LEVEL
2x8's @ 16" o.c. P.T. JOISTS
3'-0"
(E) DECK
4x8 UNDER
13 RISERS @ 8 7/8"
RAILING +42" (TYP.)
60° PLATFORM (EL.=104")
60° PLATFORM (EL.=83")
PLATFORM EDGE RAILING
PLATFORM EDGE RAILS
3 RISERS @ 7"
EDGE OF ORIG. STAIRS AND LANDING
2x8 JOISTS (P.T.) @ 16" O.C.
TRIM DECK AT 45°
45°
4x10 UNDER
9'-0"
STAIRS @ BASEMENT LEVEL & (E) DECKS 1/2"=1'-0"
200210108753
77'-0"
143 CORBETT
25'-0"
46'-0"
6'-0"
3'-0"
70'-0"
(E) STRUCTURE
ORIGINAL STAIRS & DECKS
PLANNING STAMP OF APPROVAL, GIVEN ONLY AFTER REVIEW OF THE DESIGN
APPROVED
PLANNING DEPARTMENT
Art Aguilar 10/10/02
SITE PLAN 1/8"=1'-0"
STAIRS UP
18"
3'-1"
E(N) POST
12" 12"
EDGE OF (E) DECK ABOVE
(E) POSTS
(N) FOOTING FOR STAIRS
TOP of BASE PL. (EL.=0)
CENTER COL. STAIRS
(E) POST
(N) POST
REMOVE (E) POST
EDGE OF ORIG. DECK
STAIRS @ GROUND LEVEL 1/2"=1'-0"
DBI STAMP OF APPROVAL, GIVEN ONLY AFTER REVIEW OF THE DESIGN
RECEIVED
OCT 10 2002
DEPT OF BUILDING INSPECTION THIS PLAN MEETS THE QUALITY STANDARD FOR MICROFILMING
APPROVED
DEPARTMENT OF BUILDING INSPECTION
OCT 10 2002
FRANK Y. CHIU, DIRECTOR
REVISIONS
BY
Environmental Designers
General Contractors
Electrical Contractors
Lic. # 508795, B, C-10
211 Acadia Street
San Francisco, CA. 94131
(415) 586-3289
Fax: (415) 586-5505
DMKD
DIETSCH, MONTALDO, KEENEY, & DIETSCH
BARBIERI RESIDENCE
143 CORBETT AVE.
NEW REAR STAIRS
200210108753
Date 8/30/02
Scale 1/4" UND
Drawn
Job
Sheet 1
Of 2 Sheets



OFFICIAL COPY
SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION
EXISTING DECK
EXISTING NOOK
2ND FLOOR
1ST FLOOR
BASEMENT
TOP-TOP PLATFORM (36"x36")
EL. = 220"
TOP-2ND PLATFORM
(EL. = 104")
TOP-1ST PLATFORM
(EL. = 83")
REAR
YARD
116"
220"
104"
21"
83"
BOTTOM/BASE PL. (EL. = 0)
SECTION
REAR ELEV.
EXISTING DECK
EXISTING NOOK
(E) DECK
BELOW
UPPER
LANDING
PLATFORM
6'-0"
3'-0"
ORIG. STAIR/DECK FOOTPRINT
(E) DECK
DN
DN
(E) DECK
9'-0"
BASE PLATE
2-#4 E.W.
#3 STIRRUPS
5/8" THREADED RODS w/WASHER & NUT
EMBEDDED IN FOOTING
6"
12"
3-#4 T&B E.W.
2'-0" SQ.
(N) FOOTING DETAIL - 1/2"=1'-0"
APPROVED BY DBI
APPROVED
DEPARTMENT OF BUILDING INSPECTION
OCT 10 2002
FRANK Y. CHIU, DIRECTOR
RECEIVED
OCT 10 2002
DEPT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR MICROFILMING
ACCEPT
REVISIONS
BY
213 Acadia Street
San Francisco, CA. 94131
(415) 586-3289
Fax: (415) 584-6505
Environmental Designers
General Contractors
Electrical Contractors
Lic. # 504795, B, C-10
DMKD
DIETSCH, MONTALDO, KEENEY, & DIETSCH
BARBIERI RESIDENCE
143 CORBETT AVE.
NEW REAR STAIRS
Date 8/30/02
Scale 1/4" UNO
Drawn
Job
Sheet 2
Of 2 Sheets
0239

EXHIBIT E

By signing this document, I **support:**

1) The application and the continued construction of the dwelling unit for lower 2 floors
2) Variance application to legalize a 1'-10" trapezoidal "bump" in the rear breakfast nook on the main floor

After talking to the Raghavan family, I am confident that:

1) They are eager to finish the construction and reduce disturbance on the neighborhood
2) The trapezoidal bump existed when they purchased the house as shown in their evidence packet
3) They will continue to be good neighbors and a good addition to the neighborhood

Full Name	Address	Email	Signature	Date
Darrin Loeliger	132 Corbett Ave	darrin.loeliger@gmail.com		8/22/18
Ethelia Lung	132 Corbett Avenue	ethelia.lung@gmail.com		8/22/2018
MIKAEL CALAMPO	163 A " "	mcalando@gmail.com		8/22/2018
Cassandra Pepped	" " " "	cassie.pepped@gmail.com		8/22/2018
LISA BANG	177 Corbett AVE	lisaartsay@yahoo.com		8/22/18
Brian Koffman	177A Corbett Ave	bkoffman@gmail.com		8/22/18
DAVID NIELSEN	193 Corbett Ave	neilsondavid7@gmail.com		8/22/18
Jessica Triant	172 Corbett Ave	jessica.triant@gmail.com		8/22/18
CODY MOWERY	172 CORBETT AVE	MOWERY.CODY@GMAIL.COM		8/22/18
Robert Quake	166 Corbett Ave	Robert@Robertquake.net		8/22/18
Nathan Côté	166 Corbett Ave	78cote@yahoo.com		8/22/18
KATHRYN THOMPSON	163 Corbett Ave	kthompsonphotography@gmail.com		8/22/18

August 21, 2018

Dear Board of Supervisors,

I am the owner of 132 Corbett Avenue and am writing in support of the construction project at 143 Corbett Avenue and the CU application submitted for the dwelling unit downstairs and the variance of the breakfast nook.

Our understanding is that the appeal is specifically regarding the breakfast nook. This breakfast nook was constructed under the previous owner, David Barbieri. Based on the evidence provided by the Raghavans, we are in support of the CU application moving forward.

Ravi Raghavan and his family have been great neighbors since moving into the house in 2014. They are friendly, considerate and they are a good addition to the neighborhood.

We are eager for the construction project to finish and support completed and upcoming renovations.

Sincerely,

Jean Miu

Dear Board of Supervisors,

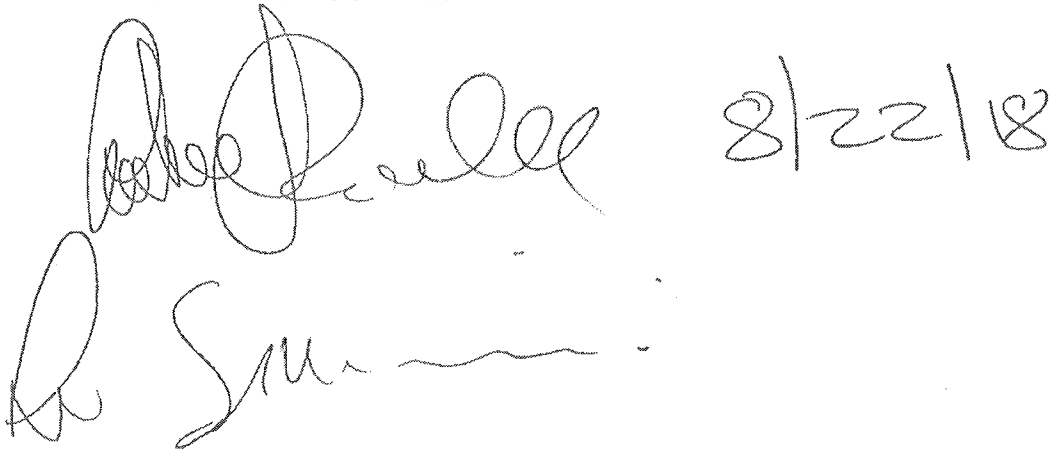
Our names are **Graham Brownlee** and **Steven Williams** We are residents of 135 Corbett Avenue. We are writing in **support** of the construction project at **143 Corbett Avenue** and the CU application submitted for the dwelling unit downstairs and the variance of the breakfast nook.

Our understanding is that the appeal is specifically regarding the breakfast nook. This breakfast nook was constructed under the previous owner, David Barbieri. Based on the evidence provided by the Raghavans, we are in **support** of the CU application moving forward.

Ravi Raghavan and his family have been great neighbors since moving into the house in 2014. They are friendly, considerate and they are a good addition to the neighborhood.

We are eager for the construction project to finish and support completed and upcoming renovations.

Sincerely,
Graham and Steven



Casa Corona
137-139 Corbett Avenue, San Francisco, CA 94114

August 22, 2018

Dear Members of the Board of Supervisors,

Our names are **Christopher Jones** and **Bill Prince**. We are residents and owners of 137-139 Corbett Avenue, next door to the Ragavans to the east. We are writing about the construction project at their home at 143 Corbett Avenue.

Our understanding is that the appeal specifically regards the breakfast nook. This pop-out breakfast nook already existed when we moved in September, 2012. It is our understanding, based on personal conversations with the previous owner, David Barbieri, that he was responsible for its construction.

We are not informed enough about the CU application for the dwelling unit downstairs to comment on it.

We are in favor of welcoming Ravi Raghavan and his family into the neighborhood and are eager for the construction project to be finished. We would encourage the Raghavans and their contractors to diminish construction noise as much as possible. Thank you very much.

Best Regards,

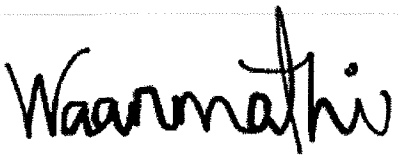
Christopher C. Jones and Bill Prince

Dear Board Of Supervisors,

My name is Waanmathi Vishnu. I am a former tenant of Ravi Raghavan at 143 Corbett Ave, San Francisco, CA 94114. I lived there from August 2017 to May 2018. Ravi Raghavan was a considerate and thoughtful landlord who cared about his tenants' well-being. Any appliance or rooming issues were quickly resolved.

I am writing in support of the construction project at 143 Corbett Avenue and the CU application submitted for the dwelling unit downstairs and the variance of the breakfast nook. I say this as they were great landlords and they should be allowed to complete their project. I would happily rent from them in the future and recommend them as landlords for any future tenants.

Best,



Waanmathi Vishnu
August 23, 2018

Dear Board Of Supervisors,

My name is Neeraj Hablani. I am a former tenant of Ravi Raghavan at **143 Corbett Ave, San Francisco, CA 94114**.

I lived at the house from March 2016 to February 2017. Ravi Raghavan was a considerate and thoughtful landlord who cared about his tenants' well-being. In fact, Ravi would regularly prepare breakfast for me over the weekends -- his egg, avocado, and cheese sandwiches are very tasty and highly recommended. Additionally, he would invite me to the gym or propose board game nights to bolster our social connection. Furthermore, any appliance or rooming issues were quickly resolved.

I am writing in **strong support** of the construction project at 143 Corbett Avenue and the CU application submitted for the dwelling unit downstairs and the variance of the breakfast nook. Ravi Raghavan was a great landlord and should be permitted to complete his project. I would happily rent from Ravi in the future and wholeheartedly recommend him as a landlord for any future tenants.

Best,

Neeraj Hablani
August 22 2018

Dear Board of Supervisors,

My name is Tapan Patel. I am a former tenant of **143 Corbett Ave, San Francisco, CA 94114** where Ravi Raghavan was my landlord.

I lived at the house from March 2016 to February 2017. Ravi Raghavan was a very kind and considerate landlord who cared a whole lot about his tenants and their well-being. In fact, Ravi would regularly prepare breakfast for me over the weekends -- his egg, avocado, and cheese sandwiches were very tasty. Additionally, he would invite me to the gym, go watch movies, and propose board game nights to bolster our social connection. Furthermore, any maintenance and general housing issues were quickly resolved.

I am writing in **strong support** of the construction project at 143 Corbett Avenue, including the CU application submitted for the dwelling unit downstairs and the variance of the breakfast nook. Ravi Raghavan was a great landlord and should be permitted to complete his project so that many others can enjoy time at 143 Corbett Ave. for years to come. If the opportunity presents itself, I would be happy rent from Ravi in the future and wholeheartedly recommend him as a landlord to any future tenants.

Tapan Patel

tapan2303@gmail.com | (949) 636-9200

EXHIBIT F

Permit Count	Date	Number	DBI Application Descriptions (Stated by Applicant)	Estimated Valuation	Comments from Contractor
		8716328	REMOVE LATH & PLASTER IN KITCHEN/NO STRUCTURAL	$400.00	
		8717127	REMOVE PLASTER & LATH IN BATHROOM, RESHEETROCK	$500.00	
		8811172	REPAIR FUNGUS DAMAGE	$5,000.00	
	8/9/1989	**8911550**	REPLACE CONCRETE SLAB ON FLOOR BELOW STREET LEVEL	$1,000.00	Some question of the Gross Area calculation was offset by this section. This space is not drafted correctly in the 200210108753
		200011105445	REPAIR REAR EGRESS STAIRS PER N.O.V. 200007945	$3,000.00	Replace **existing stairs** with Steel stairs to existing kitchen.
		200201106676	RENEW APP #200011105445	$3,000.00	
		200208012891	TO RENEW APP#2002/01/10/6676 FOR FINAL INSPECTION.	$1.00	
		200210108753	REPAIR DETERIORATED REAR SPIRAL STAIRS, REPLACE VARIOUS DRY-ROTTED PER PA #200208012891	$1.00	
1		**201408113493**	REPAIR DRY ROT ON FLOOR & WALL OF THIRD FLOOR BATHROOM. REPLACE PLUMBING FIXTS. (E) LIGHTING & VENTILATION TO REMAIN.	$13,000.00	*"..uncovered dry rot."*
2		**201409186685**	INSTALL NEW BATHROOM ON 3RD FLOOR, REMODEL EXISTING BATHROOM ON 3RD FL. ADDRESS COMPLAINT 20149441	$25,000.00	
3		**201411252473**	OPEAN WALLS IN VARIOUS LOCATIONS ON 1ST, 2ND AND FLOORS TO INSTALL ELECTRICAL REPLACEMENT CABLES RELATED TO ELECTRICAL PERMIT #E201409243026.	$1,000.00	*"Electrical retrofit discovery of previous faulty electrical installation. Major fire hazard, all new electrical wiring was required throughout the house"*
4		**201507060719**	REPLACE REAR WINDOWS (6) NOT VISIBLE FROM THE STREET. IN-KIND SIZE & TYPE. U-FACTOR 0.32 MAX.	$3,200.00	*"Window replacement was identical to the original style and size, see satellite imagery from 2011""*
5		**201508245070**	INSTALL 2ND UNIT, INSTALL BEDROOM & BATHROOM AND KITCHEN AT GROUND LEVEL	$60,000.00	*"This is a DBI application for renovating an existing unit. We did not need San Francisco Planning Department application because it was existing , and we were not expanding it into the rear yard. it has its own door and the neighbros knew about this space for decades."*
6		**201508275417**	INSTALL RETAINING WALL, BEAM AND FOOTINGS IN BASEMENT	$15,000.00	*"Basement structural work due to some failing foundation work. We did not anticipate having all these issues."*
7		**201511253643**	INFILL LIGHTWELL ON SOUTHWEST SIDE OF THE HOUSE.	$15,000.00	*"This was stated as a typo. Should have been written as "East" Side. "*
8		**201603091590**	GIRDER REPLACEMENT AT LOWER & BASEMENT LEVELS, ADD FOUNDATION UPGRADES.	$8,000.00	*"Basement structural work, owner asked to expand under light well."*
9		**201608195515**	TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER PA#201408113493, 201409186685, 201411252473. ALL WORK IS COMPLETE.	$1.00	*"Consolidation of permits per the N.O.V."*
10		**201609167972**	REVISION TO PERMIT #201511253643: INFILL ON LIGHTWELL ON EAST SIDE OF BUILDING AS NOTED ON PLAN. CLERICAL ERROR SHOWS WEST.	$1.00	*" A mistake was made on the application. "East" vs "West" mistake. Written permission was given from the resident of 139 Corbett to enclose the lightwell. "*
11		**201611233483**	WORK VIOLATION REQUEST OF BLD OFFICIAL. INSTALL NEW RETAINING WALL AT REAR YARD AS PER PLANS	$10,000.00	*"Rear Retaining Wall to support a lot line fence. No resistcne form 145 Corbett on this"*
12		**201703272431**	FOUNDATION IMPROVEMENTS AT BASEMENT AND UNDERPIN PARTIAL EXTG WEST REAR FOUNDATION.	$30,000.00	*"Basement structural repair due to failing dofoundation. This was because of undermined footing caused by a downspout leak."*
13		**201705166740**	*No description provided, valuation adjustment.*	$80,000.00	*"Adjustment to Valuation as a requested by DBI"*
14		**201707182269**	REMOVE (E) FRENCH DOORS, INSTALL NEW DOORS IN (E) OPENING. AT THE BACK OF BUILDING.	$4,300.00	*"Replace in kind of some doors @ lower level."*
15		**201708094368**	GUARDRAIL. LEGALIZE BUMP OUT @ REAR BREAKFAST NOOK. VARIANCE: BREAKFAST NOOK BUMP OUT, SPIRAL STAIR @ GRADE IN REAR YARD.	$150,000.00	*"At the request of Joseph Duffy, this is a consolidation of all work to be done on the project, including the variance."*
16		**201712085904**	REVISION TO APP#201508275417. RETAINING WALL REBAR CHANGE	$15,000.00	*"Engineering revsion to lower retaining wall rebar becasue we changed engineer to the new Consulting Engineer, Pat Buscovich"*

Prepared by Mark Cruz , Project Architect with Public Records and Interviews of the Contractor.

Date	Application Number	NOTICE OF VIOLATION	STATUS	Inspector Comments	Contractor Comments
08/15/00	**200007945**	WORK DONE ON HOME WITHOUT PERMIT			
01/16/01	**200113223**	ILLEGAL UNIT CONVERSION			
01/16/01	**200113219**	ILLEGAL LOWER RENTAL UNIT. CONSTRUCTION OF ROOMS DONE IN HOME WITHOUT PERMITS.			
08/07/14	**201489181**	Construction on the 1st floor without permit to date.			*"Discovery of other electrical faliures occurred during this time. We were rmeoving section for discovery. Many instances of Dryrot were found"*
09/18/14	**201494491**	WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT - 3RD FLOOR BATHROOM VS 1ST FLOOR	ABATED	Permit applcation 201409186685 .	*"Many instances of Dryrot were found"*
11/14/14	**201407451**	Construction with windows open while tearing out ceiling and not containing the dust. Concerned about safety and possibly working beyond the scope of the permit.	CLOSED	INSPECTOR SHROEDER STATED "...issued correction notice to extend permit to work done beyound scope of permit. case closed JB"	
04/28/15	**201542021**	143 Corbett --- Complaint please verify Permit - permit online for a remodel of a bathroom. Work is going on all day, every day, the house was down to the studs and a new electrical box has been installed. There seems to be more going on then a remodel of a small bathroom. Also checking to see if the permit has been suspended.	CLOSED	INSPECTOR SCHROEDER STATED "...work per scope of permits _cs"	*"This old Victorian house had many issues. We uncovered probelms in one room which led to uncovering of issues in other rooms. We were chasing the faulty electrical wiring and dry-rot and multiple permits because of the discoveries. Lighting, plumbing, and framing were all in need of repair. Over two years from Aug 2014 to the summer of 2016 we overhauled the structural framing , electircal , and finshes of the upper unit."*
08/10/15	**201555501**	Working outside of scope of permits 201408113493, 201409186685, 201411252473. Enclosing the deck and putting in windows in the deck.	CLOSED	INSPECTOR SCHROEDER STATED "per scope of permits ~cs " AND "... site visist legal existing deck enclosure ~cs [SIC] "	"All the nighbros know it was there, even if they pretend to not know."
12/02/15	**201580691**	143 Corbett Ave --- Construction without permits on the followings: 1. Closing out the light well between 143 & 145 Corbett Ave. 2. Digging out lower level to put in a new unit. 3. Completely redid the back deck. It's closed in and made it part of the house, completely blocking our view.	CLOSED	*INSPECTOR HAJNAL: "Complaint not valid. Mutiple permits issued and filed. See PTS for permits and scopes of work"*	*"Inspector did not state that he saw any illegal expansions or "closures."*
08/10/16 TO 06/23/17	**201631352**	143 Corbett Ave. --- Caller states please inspect. Caller states I want to make sure that this house has permits, and that it is safe to do the work that is being done at this location. This work has been going on for 2 years and there is also scaffolding there on and off and excavation. No Signs posted	CONTINUED	SWITCHED TO SR. INSPECTOR: Mulitple Actions by INSPECTOR BIRMINGHAM AND GUTIERREZ ORDER OF ABATEMENT, N.O.V. NOTICES SENT	
03/24/17	**201767787**	WATER INTRUSION; WORK BEYOND SCOPE OF PERMIT; WORK BEING DONE IN DANGEROUS MANNER; RETAINING WALL COLLAPSE; ; additional information: This is the second complaint I've filed noting damage to our property (3012 Market Street) by the owner of 143 Corbett Avenue. We have taken pictures noting a 1" movement of our retaining wall downhill (toward our house) as well as new cracking and silt/soil flow through our basement wall foundation. It has been nearly a week since the last major rainstorm and we continue to see (we have video footage) of the construction site with a pipe extending from a sump-pump out of the newly excavated sub-level that is literally pumping gallons of rain/waste-water into the 3' x 30' x 30' trench they have dug adjacent to our backyard. Last weekend the property owners p	CONTINUED	INSPECTOR BIRMINGHAM: "143 Corbett Ave. --- Caller states please inspect. Caller states I want to make sure that this house has permits, and that it is safe to do the work that is being done at this location. This work has been going on for 2 years and there is also scaffolding there on and off and excavation. No Signs posted."	*"Regarding comments from the owner 3012 Market, his foundation was already crumbling. It was simply a rainy period and he was uncovering his damage. See Geotech report and his narrative about the actual causes of Mr Civic's foundation failure. Mr Civic directly thinks some water runoff is causing for shifting of soils against a pre-existing failing foundation. This was a prexisting conditon, and he is misinfomed about the abilty of the standing water on an adjacent property to cause any foundation damage. The owner destablized his own soil in his back yard by removing Bamboo."* *"Regarding the complaint from 145 Corbett , a section of foundation failed when existing ground level stairs were removed. This was directly caused by* ***the roof giutter and downspout at 145 Corbett.*** *The Geotech Report and Engineering report both state this as the cause. Water was undermining the lot line foundation on both the 143 and the 1445 properties. Rajan offered to pay for eveyrthing, including the 145 roof issue. The owners of 145 had a long history of complaints on the property but were not listening to the reasons and causes.. When the damage was uncovered and witnesed by engineers and inspectors, they refused to listen. The Owners of 145 Corbett were resistant to working with the Rajan and how he offeerd to pay for it all."*

Prepared by Mark Cruz , Project Architect with Public Records and Interviews of the Contractor.