



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

APPEAL OF CONDITIONAL USE AUTHORIZATION 143 CORBETT AVENUE

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DATE: August 24, 2018
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: John Rahaim, Planning Director – Planning Department (415) 558-6411
Jeff Horn, Enforcement Planner – Planning Department (415) 575-6925
RE: File No. 180787, Planning Case No. 2017-009348CUA - Appeal of the approval of Conditional Use Authorization for 143 Corbett Avenue

HEARING DATE: September 4, 2018

ATTACHMENTS:

- A. Planning Commission Staff Report for Case No. 2017-009348CUA (Executive Summary, Exhibits, and Project Sponsor Submittal for June 21, 2018 hearing.)
- B. Updated Exhibit B per Planning Commission modifications
- C. Final Motion No. 20220 (Case No. 2017-009348CUA)
- D. Appeal letter filed by Gary Weiss on July 23, 2018

PROJECT SPONSOR: Ilene Dick, Farella + Braun + Martel, LLP
235 Montgomery Street, San Francisco, CA 94104

APPELLANT: Gary Weiss, on behalf of Corbett Heights Neighbors
78 Mars Street, San Francisco, CA 94114

INTRODUCTION:

This memorandum and the attached documents are in response to the letter of appeal to the Board of Supervisors (“Board”) regarding the Planning Commission’s (“Commission”) approval of the application for Conditional Use Authorization under Planning Code Sections 249.77(d)(4) and 303(c) to legalize 12 square feet of horizontal additions to the rear bay window and rear decks, which are located within the required rear yard. The project’s Building Permit Application also proposes to legalize interior alterations and the addition of a second unit within an existing single-family dwelling.

This response provides clarifications regarding the proposed Project and addresses the appeal (“Appeal Letter”) to the Board filed on July 23, 2018 by Gary Weiss, on behalf of Corbett Heights Neighbors, in opposition to the project. The Appeal Letter referenced the proposed project in Case No. 2017-009348CUA.

The decision before the Board is whether to uphold or overturn the Planning Commission’s approval of Conditional Use Authorization.

SITE DESCRIPTION & PRESENT USE

The subject property (APN 2656/060) is located on the south side of Corbett Avenue, between Hattie Street and Danvers, within the Corbett Heights neighborhood. The subject property is slightly more than 25 feet wide, and slopes downward with a depth of approximately 71 feet. The site is developed with a 4-story single family home; two of the floors are below street grade and are not entirely conditioned spaces. The structure was originally built in 1911 with an existing gross square footage of 2,113 square feet. Since 2014, the property has received a series of building permits to renovate the structure and expand the basement floors through excavation. The excavation was done to add a second unit to the structure, within the existing building volume. The subject lot is 1,829 square feet in size and is located in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project is located within the Corbett Heights neighborhood. The neighborhood surrounding the project site generally consists of a mixture of two-, three- and four-story buildings, containing mostly one- or two-residential dwelling units. Corbett Avenue slopes laterally upward slightly to the west, but steep slopes characterize the neighborhood as a whole; with the lots along the north and south side of Corbett Avenue steeply upsloping up towards to the north, in excess of 20 percent. The adjacent parcel to the west, 145 Corbett Avenue, is a two-story over basement single-family residence. The adjacent property to the east, 137 and 139 Corbett Avenue, is a two-story over basement two-family residence. Due to the steep topography of the neighborhood, the streets are irregularly shaped, resulting in atypical lot configurations and depths on Corbett Avenue and throughout the neighborhood.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption under CEQA.

PROJECT DESCRIPTION

The Project is to legalize twelve square feet of horizontal additions at the rear-building wall's bay window and decks located within the required rear yard, pursuant to the Corona Heights Large Residence Special Use District. The project's Building Permit Application also proposes to legalize interior alterations and the addition of a second unit within an existing single-family dwelling.

BACKGROUND

On February 12, 2018, Mark Cruz of Cruz Architecture+Design, LLP (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 249.77(d)(4) and 303(c). The Conditional Use application was to legalize twelve square feet of horizontal additions to the rear bay window and decks located in the required rear yard.

The project sponsors also submitted an application for a rear yard variance on July 21, 2017. The Variance was required to legalize twelve square feet of horizontal additions to the rear bay window and decks that encroach in the required rear yard, per Planning Code Section 134. This Variance is not subject to the appeal before the Board; however, if the CU is overturned, the Variance would become invalid.

On June 21, 2018, the San Francisco Planning Commission (hereinafter "Commission") along with the Zoning Administrator heard the Conditional Use Application and the Variance application at a joint hearing. At the hearing, the Commission voted +5-0 (Fong and Melgar absent) to approve the request to legalize the horizontal addition, with a condition that the proposed new roof deck and spiral stair case providing access to the rear yard to be removed (Final Motion No. 20220). The Zoning Administrator indicated his intent to grant the requested Variance in compliance with Commission's conditions of approval.

The project is located within the boundaries of the Corona Heights Large Residence Special Use District (SUD). The SUD was adopted 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. To meet these goals, the SUD requires Conditional Use Authorization for five (5) types of development, which are listed in the next section. The proposed Project exceeds one of these development standards; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(4) for residential development that results in less than 45% rear yard depth.

The project seeks to legalize work to the subject property, some of which was completed by a previous owner. There are two phases of unpermitted, illegal or out of scope construction.

- The expansion of the bay windows and top floor deck, all of which was completed by the previous owner, were unpermitted and beyond the scope of Building Permit No. 2002.1010.8753. Building Permit No. 2002.1010.8753 was issued on November 18, 2002 with floor plans and elevations that showed an existing square bay window at the first floor and decks at the basement, first, and second floor levels; the Plans and Permit were approved and signed by the Planning Department and the Department of Building Inspection (DBI). The expansion to the size, shape and roofing of the top floor deck appears to have occurred between the years 2002 and 2010 by the previous owner. The expansion of the bay window at the rear occurred sometime between March 14, 2010 and March 29, 2011. (Reference attached context photo set: "Archived Rear Wall Photo" within the Planning Commission Staff Report for Case No. [2017-009348CUA](#).) Because of the location of these structures with the required 45% rear yard, a Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(4) is necessary to legalize the structures.
- The excavation and interior alterations, which resulted in the creation of a second unit, were all completed by the current owner (Project Sponsor). These alterations occurred through a series of 15 over-the-counter permits, filed between 8/11/2014 and 12/8/2017; however, not all work that occurred was covered by the issued permits. DBI has issued eight violations for this work, and has issued a stop work order. DBI also required that the project sponsor legalize all work under one comprehensive permit. Planning also opened an enforcement case on 3/13/2017. The legalization of this work does not require a Conditional Use Authorization or a Variance, as the work is located with the existing building volume and within the buildable area; however, the Sponsor combined the interior alterations with the exterior work described above into one consolidated Building Permit per DBI's Notice of Violation No. 201631352.

Opponents of the Project did not support the legalization of the twelve square feet of volume added to the approved square bay window within the rear yard. The opponents, including the Corbett Height Neighbors and the adjacent neighbors at 145 Corbett Avenue, were concerned that the legalization of these volumes of building would negatively affect the quality of life in the neighborhood with specific

impacts to: light and air, privacy and mid-block open space. The Planning Department's Residential Design Advisory Team (RDAT) reviewed the proposed horizontal addition of an angled bay form protruding past the permitted square bay. RDAT found that the angled bay does not impact adjacent properties' access to light and air, privacy or the neighborhood mid-block open space.

CONDITIONAL USE AUTHORIZATION REQUIREMENTS:

Planning Code Section 303

Planning Code Section 303 establishes criteria for the Commission to consider when reviewing all applications for Conditional Use approval. To approve the project, the Commission must find that these criteria have been met:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan; and
4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

Planning Code Section 249.77 Corona Height's SUD

Planning Code Section 249.77, **Corona Heights Large Residence Special Use District**, was adopted 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, to meet these goals, the SUD requires Conditional Use Authorization for four (4) types of development, which include:

- (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;

- (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.

The proposed Project exceeds development standard (4) in seeking to legalize development beyond the required rear yard setback; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(4) for residential development that results in less than 45% rear yard depth.

In acting on any application for Conditional Use authorization within the SUD, 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.

The Department's responses to these criteria can be found in the attached motion with additional comments below.

PLANNING DEPARTMENT RESPONSES:

The concerns raised in the Appeal Letter are cited in a summary below and are followed by the Department's response:

ISSUE #1: The appellant claims that "Among other things, the project fails to meet the criteria of the Corona Heights Large Residence Special Use District and it fails to meet the City's Conditional Use requirements."

RESPONSE #1: In approving Planning Commission Motion No. 20220, the Commission granted Conditional Use Authorization per Planning Code Sections 249.77 and 303. The Commission reviewed substantial information, including a thorough discussion of the permit and DBI Violation history and actions taken by Department Staff and found the legalization of the additions to be "necessary and desirable".

Section 303 Findings

The Commission concluded that the Project was "necessary and desirable for, and compatible with, the neighborhood or the community," across a number of criteria as outlined in Planning Code Section 303. The Commission found that the depth and shape of the additions to the bay window have been sensitively designed with regard to site-specific constraints and the location of the additions maintain adjacent properties' access to light, air and privacy. Although the Project will have a rear yard less than

45% of the total lot depth, its coverage and scale are consistent with other properties in the surrounding neighborhood and the additions do not impact the mid-block open space.

The Commission also found that the Project will add a much-needed dwelling unit. The size, design, and two-family residential use, are compatible with the neighborhood. Located in an exclusively residential neighborhood, this project will add a new 2-bedroom residential unit below the existing 2,113 sf single-family building. The site's RH-2 zoning permits this unit as of right. This building was built in 1911 and has been used as residence since. The new unit will not expand the existing envelope, and any increase in intensity of use is consistent with the neighborhood's similarly situated one and two unit homes.

Further, the Commission found that this project is necessary and desirable at this location as many of the other homes facing the southern portion of the block also enjoy decks, stairs and other elements that encroach into the required rear yard.

Section 249.77 Findings

Pursuant to Section 249.77, the Commission found that the Project promotes housing affordability by increasing housing supply, and maintains affordability of any existing housing unit. The Project adds a second unit below the existing single-family unit, resulting in two family-sized units (three bedrooms and two bedrooms). Adding a unit increases the housing supply in the City while having no effect on the affordability of the existing unit.

The Commission also found that the proposed project is compatible with existing development. The subject property and the adjacent properties are all approximately 70 feet deep, which is much short than the typical 100 foot deep San Francisco lot. The subject property and the property to the west have non-complying rear decks at all levels, and similar rear yard encroachments exist throughout the neighborhood. As acknowledged in Building Permit No 2002.1010.8753, the rear yard decks and an enclosed square bay window are legal non-conforming structures within the required rear yard. The Project seeks to legalize twelve square feet of additional volume added to the bay window and decks by the previous owner in 2010. The additional volume is set off of property lines and designed with chamfered angles. The Commission found that this new volume's setback off the property lines would not impact the neighbor's access to light and air, privacy or mid-block open-space. Further, the Commission found that the addition would be compatible with existing development.

CONCLUSION:

For the reasons stated above, the Department recommends that the Board uphold the Planning Commission's decision in approving the Conditional Use authorization to legalize interior alterations and the new unit, and the horizontal additions at the rear of the building. By doing so, the Board will maintain the affordability of the existing unit, legalize a small addition that would not impact neighborhood character, and add to the City's housing stock. If the Planning Commission's decision is overturned, the project sponsor would be required to obtain a Building Permit to legalize and allow completion of the work involved for the 2nd Unit. This work is currently stopped per a stop work order issued by DBI. The Sponsor would also need to seek a permit to propose the removal of the angled portions of the bay in order to return property to a design in conformance with the Building Permit No 2002.1010.8753.



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JUNE 21, 2018

Record No.: 2017-009348CUAVAR
Project Address: 143 Corbett Avenue
Zoning: RH-2 (Residential House, Two-Family District)
40-X Height and Bulk District
Block/Lot: 2656/060
Project Sponsor: Mark Cruz
Cruz Architecture+Design
400 Perkins, Suite 209
Oakland, CA 94610
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The Project is to legalize interior alterations and horizontal additions at the rear buildings wall's bay window and decks, to construct a roof deck, to construct horizontal additions of a spiral staircase and deck infill at the basement level within the rear yard, and the addition of a second unit within an existing single-family dwelling.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow the legalization of the unpermitted expansion of the breakfast nook and 3rd floor deck and to permit a new spiral deck and expansion on the basement rear deck in the Corona Heights Large Residence SUD, pursuant to Planning Code Sections 249.77(d)(4) and 303(c).

ISSUES AND OTHER CONSIDERATIONS

- The project is located within the boundaries of the Corona Heights Large Residence Special Use District (SUD). The SUD was adopted 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, to meet these goals, the SUD requires Conditional Use Authorization for five (5) types of development. The proposed Project exceeds one of these development standards; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(4) for residential development that results in less than 45% rear yard depth. The project also requires a Variance for encroachment into the required rear yard.

- The Residential Design Advisory Team (RDAT) reviewed the project scope of the horizontal addition of an angled bay form protruding past the permitted square bay and found that the angled bay does not impact adjacent properties' access to light and air.
- The project seeks to legalize completed work to the subject property. There are two phases of unpermitted, illegal or out of scope construction.
 - The expansion of the bay windows and top floor deck were unpermitted and beyond the scope of Building Permit #2002.1010.8753. Expansion to the size, shape and roofing of the top floor deck appears to have occurred between the years 2002 and 2010. The expansion of the bay window at the rear occurred sometime between March 14, 2010 and March 29, 2011. (Reference attached context photo set: "Archived Rear Wall Photo")
 - The excavation and interior alterations, including the creation of a second unit occurred through a series of 15 over-the-counter permits, filed between 8/11/2014 and 12/8/2017, however, not all work that occurred was covered by the issued permits. DBI has issued eight violations for this work, currently stopped all work and has requested the proposed project serve to legalize all work under one comprehensive permit. Planning opened an enforcement case on 3/13/2017.
- **Public Comment & Outreach.** The adjacent neighbors to the west (145 Corbett Avenue) of the project have expressed concerns with the legalizing of the rear structures, with the amount of unpermitted work that has occurred on site, and other issues. The Department has received one comment letter in opposition to the proposal from a resident of Corbett Avenue and a letter of opposition from the Corbett Heights Neighbors.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project designed within existing site constraints and conforms to the prevailing neighborhood character while adding a dwelling unit, thereby maximizing the site's density. The Project is conditionally consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization
Exhibit A – Maps and Context Photos
Exhibit B – Project Sponsor Brief and Plans
Exhibit C – Public Correspondence



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Draft Motion

HEARING DATE: JUNE 21, 2018

Record No.: **2017-005992CUAVAR**
Project Address: **143 Corbett Avenue**
Zoning: RH-2 (Residential House, Two-Family District)
 40-X Height and Bulk District
Block/Lot: 2656/060
Project Sponsor: Mark Cruz
 Cruz Architecture+Design
 400 Perkins, Suite 209
 Oakland, CA 94610
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 249.77(D)(4) AND 303(C) TO LEGALIZE INTERIOR ALTERATIONS AND HORIZONTAL ADDITIONS AT THE REAR BUILDING WALL’S BAY WINDOW AND DECKS, TO CONSTRUCT HORIZONTAL ADDITIONS OF A SPIRAL STAIRCASE AND DECK INFILL WITHIN THE REAR YARD, AND THE ADDITION OF A SECOND UNIT WITHIN AN EXISTING SINGLE-FAMILY DWELLING AT 143 CORBETT AVENUE THAT HAS A REAR YARD THAT IS LESS THAN 45% OF THE LOT DEPTH, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 12, 2018, Mark Cruz of Cruz Architecture+Design, LLP (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 249.77(d)(4) and 303(c) to legalize interior alterations and horizontal additions at the rear buildings wall’s bay window and decks, and construct horizontal additions of a spiral staircase and deck infill at the basement level within the rear yard, and the addition of a second unit within an existing single-family dwelling at 143 Corbett Avenue that has a rear yard that is less than 45% of the lot depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District.

On June 21, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-009348CUA.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption under CEQA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-005992CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The subject property is located on the south side of Corbett Avenue, between Hattie Street and Danvers, within the Corbett Heights neighborhood. The subject property is slightly more than 25 feet wide, and slopes downward with a depth of approximately 71 feet. The site is developed with a 4-story single family home; two of the floors are below street grade and are not entirely conditioned spaces. The lot is 1,829 square feet in size and is located in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a mixture of two- and three-story buildings, containing mostly one- or two-residential dwelling units. Corbett Avenue slopes up slightly to the west, but steep slopes characterize the neighborhood as a whole; with the lots along the north and south side of Corbett Avenue steeply upsloping up towards the north, in excess of 20 percent. The adjacent parcel to the west, 145 Corbett Avenue, is a two-story over basement single-family residence. The adjacent property to the east, 137 and 139 Corbett Avenue, is a two-story over basement two-family residence.
4. **Project Description.** The Project is to legalize interior alterations and horizontal additions at the rear buildings wall's bay window and decks, to construct a roof deck, to construct horizontal additions of a spiral staircase and deck infill at the basement level within the rear yard, and the addition of a second unit within an existing single-family dwelling.
5. **Public Comment/Community Outreach.** The adjacent neighbors to the west (145 Corbett Avenue) of the project have expressed concerns with the legalizing of the rear structures, with the amount of unpermitted work that has occurred on site, and other issues. The Department has

received one comment letter in opposition to the proposal from a resident of Corbett Avenue and a letter of opposition from the Corbett Heights Neighbors.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

The project proposes no changes to the buildings height. Roof access is proposed via a hatch.

- B. **Front Setback.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (in no case shall the required setback be greater than 15 feet).

The Project will provide the minimum front setback required based on the average of adjacent properties along Corbett Avenue.

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

The Project Sponsor is seeking a Variance to Section 134 and Condition Use Authorization pursuant to Section 249.77 to allow for the legalization to a rear bay addition and a new spiral staircase within the required rear yard.

- D. **Side Yard.** Planning Code Section 133 does not require side yard setbacks in in RH-2 Districts.

No side setbacks are required. The proposed building will be built to both side lot lines.

- E. **Front Setback Landscaping and Permeability.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

The Project complies with Section 132 and provides the required landscaping permeable area.

- F. **Street Frontage.** Off-street parking and freight loading shall meet the standards set forth in Planning Code Section 144 with respect to entrance dimensions and features.

There is presently no off-street parking or loading on site.

- G. **Usable Open Space.** Planning Code Section 135 requires at least 125 sq.ft. usable open space if private, 333 sq. ft. for two units if common and 400 sq. ft. if a shared inner court.

The Project meets common open space requirements for two units.

- H. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

There is presently no off-street parking existing or proposed at the site.

- I. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

The Project proposes two Class 1 Bicycle Parking spaces within the proposed garage, therefore the requirement is met.

- J. **Density (Section 209.1).** Planning Code Section 209.1 permits up to two dwelling units per lot in an RH-2 District.

The Project proposes two units; therefore, the permitted density is not exceeded.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The Project add a much-needed dwelling unit. The size, design, and two-family residential use, are compatible with the neighborhood. Located in an exclusively residential neighborhood, this project will add a new 2-bedroom residential unit at grade and the lower level to the existing 2,113 sf single-family building. The site's RH-2 zoning permits this unit as of right. This building was built in 1911 and has been used for residential use over that period. The new unit will not expand the existing envelope. There will not be a noticeable change in the intensity of use at the site given that it is surrounded by similarly situated 1 and 2 unit homes.

In addition, the project is seeking legal authorization of existing and proposed rear yard extensions, respectively. A horizontal expansion of the existing modified breakfast nook will encroach 1'9" or 10 sf into the average rear yard of 33'. Additionally, 32' of a proposed 1-story spiral stair at grade will encroach 12'6" into in the rear yard for 32 sf.

This project is necessary and desirable at this location. Most of the elements in the rear yard were installed by the prior owner of the property. As noted above, the new element that the project sponsor

seeks to introduce is a 1-story spiral staircase that will facilitate access between the upper floors and the new lower level unit. There are also numerous other features at the rear of the building which were undertaken by the prior owner. Many of the other homes facing the southern portion of the block also enjoy decks, stairs and other elements that support outdoor activities.

- B. The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The subject property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that lower than the front property line, on a 71 foot deep lot, which is much shorter than the typical lot in San Francisco. The proposed building's depth and height have been sensitively designed with regard to site-specific constraints and will create a quality, family-sized home while retaining the existing structure fronting on Corbett Avenue. Although the Project will have a rear yard less than 45% of the total lot depth, its coverage and scale are consistent with other properties in the surrounding neighborhood.

There is already an existing 3-story over basement single family residential building on the Project site. The Project involves variances for the legalization of various existing and proposed rear yard features. That includes the 10 sf of the existing rear breakfast nook that will encroach 1'9" into the required rear yard. It also includes a 32 sf of a new, 1-story spiral staircase for rear access to the lower unit. Other variance requests (e.g., 2nd story deck) were submitted. No other changes to the building envelope or rear façade are sought.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project can provide two-bike parking space, which is adequate to meet the needs of a two-family home. This small Project will not have significant impacts on area traffic.

The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street MUNI Station, and within a ½ mile of MUNI bus lines.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will comply with all applicable regulations relating to construction noise and dust. It will not produce, nor include, any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare, or odor.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The Project has existing landscaping at the base of the entry stair and in the rear yard to contribute to an enjoyable rear yard and open space area. The proposed roof deck above the third floor will be set back from the front, rear and side lot lines to minimally impact the neighboring properties and their own enjoyment of their space.

- C. That the use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.

- D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.

- 8. **Corona Heights Large Residence Special Use District (Planning Code Section 249.77).** The project is located within the boundaries of the Corona Heights Large Residence Special Use District (SUD). The SUD was adopted 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, to meet these goals, the SUD requires Conditional Use Authorization for five (5) types of development.

The proposed Project exceeds one of these development standards; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(4) for residential development that results in less than 45% rear yard depth.

In acting on any application for Conditional Use authorization within the SUD, 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:

- A. The proposed project promotes housing affordability by increasing housing supply.

The Project would add a second unit below and existing single-family unit, resulting in two family-sized units (three bedrooms and two bedrooms), thereby increasing the housing supply in the City.

- B. The proposed project maintains affordability of any existing housing unit; or

The Site is currently vacant. Therefore, there is no affordability of an existing unit to maintain.

- C. The proposed project is compatible with existing development.

The subject property and the adjacent properties are all approximately 70 feet deep, due to a curve in Corbett Avenue; this is a much short dimension than the typical lot in San Francisco. These buildings all have a similar depth and have relatively consistent rear building-wall depths. The subject property and the property to the west have non-complying rear decks at all levels.

The project is in a predominantly 1-2 unit neighborhood in the upper Castro neighborhood. The scale and massing of the building is not changing. No changes will occur to the building envelope at the rear because of the project or legalization of the encroachments by issuance of a variance by the Zoning Administrator. Most of the existing encroachments were done without benefit of permit and by the prior owner.

The trigger for compliance with the Corona SUD is a modified breakfast nook, 10 sf of which encroaches 1'9" into the 33' averaged rear yard and 32 sf of a proposed 1-story spiral staircase. Similar rear yard encroachments exist in the neighborhood. In addition to the spiral staircase, legalization is sought for other encroachments including existing decks and bay windows. Many of the other neighbors have similar encroachments in the required rear yards

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.8:

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

The Project proposes to contribute a much needed home to the City's housing stock.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

The Project advances this policy by creating a two quality family-sized home that could accommodate families.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.6:

Foster a sense of community through architectural design, using features that promote community interaction.

The Project supports these policies in that the proposed construction is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, façade materials, proportions, and third floor addition are also compatible with the surrounding buildings and consistent with the character of the neighborhood.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project furthers this policy by creating a quality second dwelling unit in an area well-served by the City's public transit system. The Castro Street MUNI Station is less than a 10-minute walk from the project site, and several MUNI bus lines have stops within a quarter-mile of the site.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project furthers this policy by ensuring that the proposed development is compatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the neighborhood's scale in terms of bulk and lot coverage.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project is consistent with this policy, as the proposed construction is designed to be consistent with the existing neighborhood's height and size while maintaining the strong mid-block open space pattern.

C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality two-family house by contributing one net new family-sized unit to the City's housing stock.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project is located in an area well-served by the City's public transit systems, proposes two off-street parking spaces and provides two bicycle parking spaces. The Castro MUNI Rail Station and several MUNI bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. MUNI transit service will not be overburdened as the unit count is only increasing by one unit.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed building is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the existing building's ability to withstand an earthquake as no alterations are proposed.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely affect any landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.

- 11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-009348CUA** pursuant to Planning Code Sections 249.77(d)(4) and 303(c) to legalize interior alterations and horizontal additions the rear and propose horizontal additions at the rear and add a second unit to an existing single-family dwelling at 143 Corbett Avenue that has a rear yard that is less than 45% of the lot depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District, subject to the conditions subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 11, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 21, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 21, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to legalize interior alterations and horizontal additions the rear and construction the horizontal additions of a spiral staircase and deck infill with the rear yard and a add a second unit within the existing single-family dwelling at 143 Corbett Avenue that has a rear yard that is less than 45% of the lot depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District. District and a 40-X Height and Bulk District; in general conformance with plans, dated June 11, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2017-009348CUA and subject to conditions of approval reviewed and approved by the Commission on June 21, 2018 under Motion No. XXXXX. this authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 21, 2018 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org

7. **Garbage, Composting, and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org

PARKING AND TRAFFIC

8. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

11. **Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

12. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

OPERATION

13. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

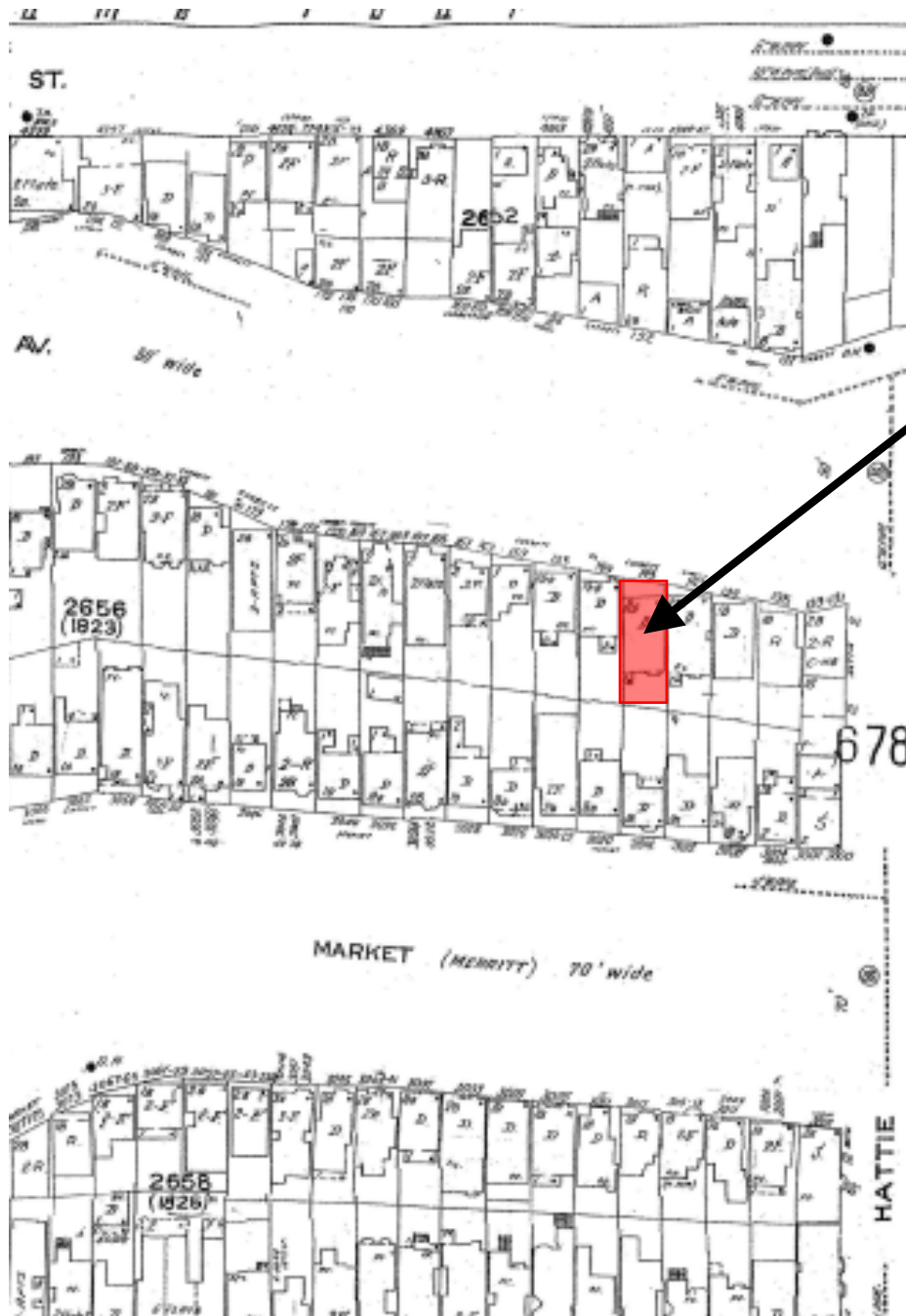
14. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

15. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Sanborn Map*

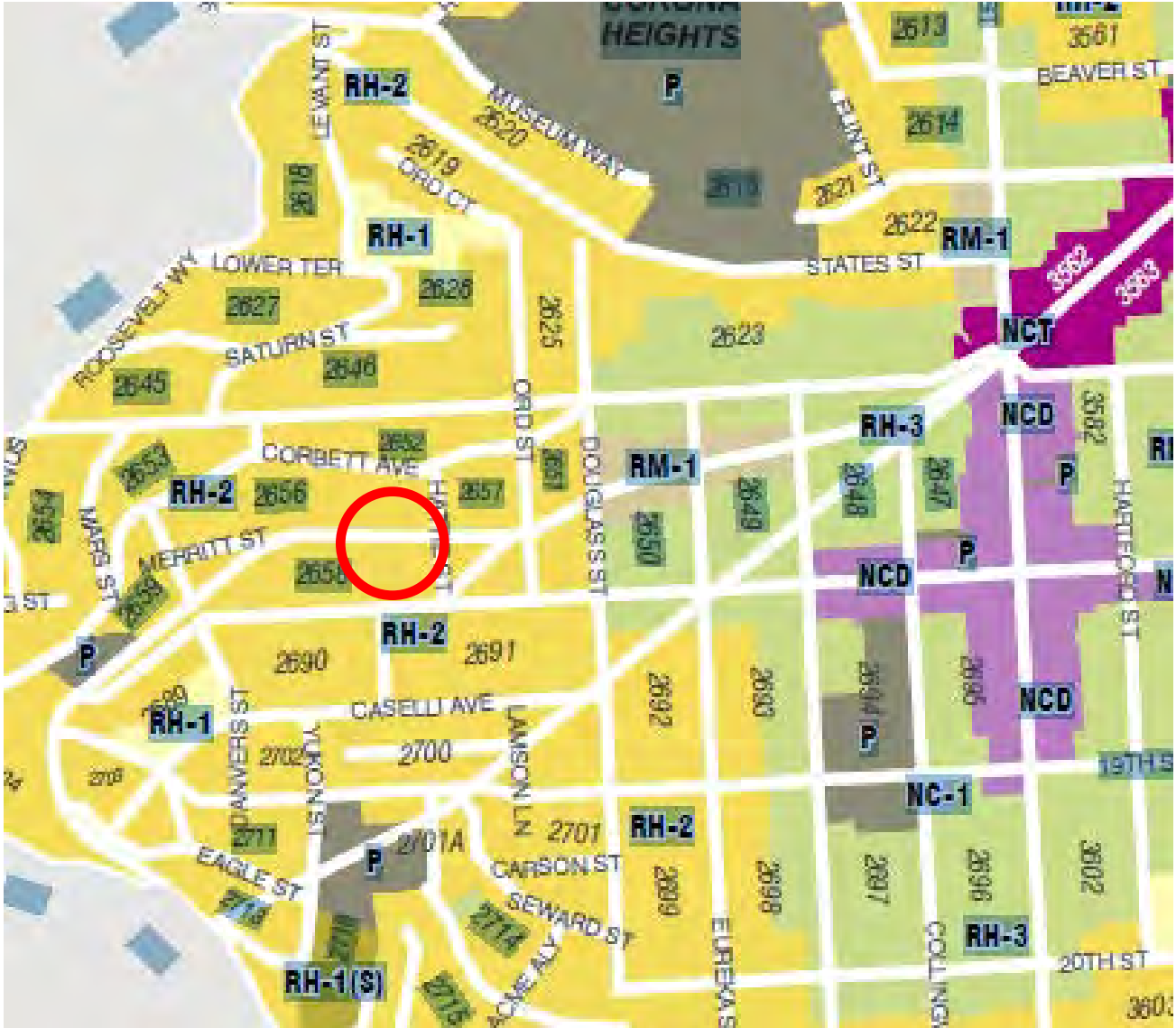


SUBJECT PROPERTY

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Zoning Map



Conditional Use Authorization Hearing
Case Number 2017-009348CUA
143 Corbett Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-009348CUA
143 Corbett Avenue

Existing Site Photo



Conditional Use Authorization Hearing
Case Number 2017-009348CUA
143 Corbett Avenue

Archived Rear Wall Photo



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.

Conditional Use Authorization Hearing
Case Number 2017-009348CUA
143 Corbett Avenue

Archived Rear Wall Photo



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

Conditional Use Authorization Hearing
Case Number 2017-009348CUA
143 Corbett Avenue

Archived Rear Wall Photo



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

Conditional Use Authorization Hearing
Case Number 2017-009348CUA
143 Corbett Avenue

Archived Rear Wall Photo



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 if upper portion of the nook is windows or open with support columns.

Conditional Use Authorization Hearing
Case Number 2017-009348CUA
143 Corbett Avenue

Archived Rear Wall Photo



2014.

- MLS photo of the inside of the finished breakfast nook with angled bay addition circa the purchase date, April 2014.

Conditional Use Authorization Hearing
Case Number 2017-009348CUA
143 Corbett Avenue

Archived Rear Wall Photo



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.

Conditional Use Authorization Hearing
Case Number 2017-009348CUA
143 Corbett Avenue

Archived Rear Wall Photo



September 1, 2015.

- Enlarged angled bay. Solid wall with windows.
- Triangular addition to nook is visible.
- Roof over upper deck removed.

Conditional Use Authorization Hearing
Case Number 2017-009348CUA
143 Corbett Avenue

Archived Rear Wall Photo



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.

Conditional Use Authorization Hearing
Case Number 2017-009348CUA
143 Corbett Avenue



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June 11, 2018

San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Joint Planning Commission and Variance Hearing on 143 Corbett Ave., San Francisco, CA 94114 scheduled for June 21, 2018

Dear Commissioners:

I represent the owners of the real property located at 143 Corbett Ave., San Francisco, California 94114 (“143 Corbett”), Messrs. Rajan Raghavan and Ravi Raghavan (the “Raghavans”). I write to provide the Planning Commission with relevant information to consider in the upcoming joint Planning Commission and Variance hearing on 143 Corbett, scheduled for June 21, 2018.

I. The Proposed Variances

The variances sought by the Raghavans are set forth in the plans and drawings (the “Plans”) attached hereto as **Exhibit A**. These Plans were prepared by Mark Cruz, the Raghavans’ architect for the proposed variances. The requested variances include:

1. Approval of a pre-existing extension of a breakfast nook by a prior owner;
2. Approval to enclose a lightwell with the neighbors’ signed permission. (A copy of the neighbors’ written authorization is attached as **Exhibit B**.) The enclosed lightwell will still allow light into both properties;
3. Addition of a roof deck; and
4. Extension of an existing spiral staircase in the back of the house to the ground level.

Mr. Cruz will explain the requested variances and why they are appropriate at the hearing.

II. The Neighbors' False Accusations And Gaming Of The System

A. The Neighbors Knowingly False Statements About the Breakfast Nook

Ms. Jennifer Creelman and Mr. Alfred Waldo “Chip” Driggs (the “Neighbors”) reside at the real property known as 145 Corbett Ave., San Francisco, California 94114 (“145 Corbett”), which abuts the Raghavans’ property to the West. Creelman and Diggs are represented by attorney Stephen Williams.

Mr. Williams and his clients have objected to the variances sought by the Raghavans for various reasons, but their objections are based on completely unsupported false accusations and assertions. Notably, they have not included any evidence supporting their slanderous attacks on the Raghavans.

First, Creelman and Driggs argue that the Raghavans extended their breakfast nook (one of the requested variance items), without a permit, after they purchased their property on May 9, 2014. But this is demonstrably false. To the contrary, a historical review of Google Earth and the file for the property shows that the Raghavans did not extend the breakfast nook, but rather that it was extended by the prior owner. The Raghavans replaced the windows in the nook, but did not perform any other work on that area. Jeff Horn’s findings to this effect with respect to the nook and the supporting documents were sent by Mr. Horn to Williams on June 8, 2018, and are attached as **Exhibit C**.

Creelman and Driggs have always known that the Raghavans did not extend the nook. As they admit in the materials they have submitted, they knew the owner prior to the Raghavans and visited the home when he owned it, at which time the breakfast nook had already been extended. Moreover, as evidenced by the Google Earth photographs attached to Mr. Horn’s findings, the extended portion of the nook is clearly visible from Creelman and Driggs’ property, so they know exactly when it was built. Accordingly, Creelman and Driggs’ assertion that the Raghavans extended the nook is knowingly false and made in bad faith to harass and oppress the Raghavans.

B. The Neighbors' False Claims About Serial Permitting

Creelman and Driggs, through Williams, have also made false claims that the Raghavans intentionally engaged in serial permitting in order to deceive DBI. Again, these claims are nothing more than unsupported false accusations. Mr. Williams and his clients have not supplied the Planning Commission with any evidence. Unsupported accusations like these are easy to make, given that they are protected from a defamation lawsuit by the litigation privilege recognized under California law.

Gary Weiss of the Corbett Heights Neighbors group submitted a letter to the Commission on May 21, 2018, raising a similar objection as the Neighbors, i.e., that the Raghavans have engaged in bad faith serial permitting to game the system. But this is not the case. Each permit here was pulled in good faith to address unexpected conditions and issues on the property as they

arose. Like the Neighbors, Mr. Weiss offers no evidence to the contrary and has no first-hand knowledge of this project. Mr. Weiss's general concerns about the potential abuses of serial permitting should not influence the Commission here, where there is no evidence of such a practice.

As Mr. Raghavan will explain in more detail at the hearing, the permits he obtained were made necessary by the unexpected conditions his contractors encountered at 143 Corbett. Some of these conditions include:

- The electrical system in the house was antiquated, with knob and tube wiring from decades ago. In addition, the previous owner had tapped electrical connections from various random points in the house, which presented a safety hazard. Mr. Raghavan and his contractors needed to add new breakers and replace the wiring, which entailed tearing down the sheet rock in the house and obtaining various electrical permits;
- The internal staircase in the house was built ad-hoc with no safety rails and random height code non-conforming steps, so Mr. Raghavan and his contractors were forced to replace the existing staircase for safety reasons;
- The foundation of the house needed extensive repair work, so Mr. Raghavan and his contractors had to pull permits to fix the foundation;
- The balcony had a very heavy non-conforming roof that leaked water, and the balcony railings were not child-proof, so Mr. Raghavan and his contractors had to pull permits to fix these issues;
- The breakfast nooks had wooden joists and pillars which had rotted and had to be replaced for safety reasons.

For reference, a complete list of the permits pulled as to 143 Corbett is attached hereto as **Exhibit D**. The Raghavans and their contractors have not engaged in deception. As the Department of Building Inspection has largely found, and as Rajan Raghavan and Mr. Cruz will attest at the June 21st hearing, construction on 143 Corbett is proper, permitted, and Building Code-compliant.

C. The Neighbors Have A Pattern And Practice Of Making False Accusations To Interfere With The Raghavans' Construction

Ms. Creelman, Mr. Driggs, and Mr. Williams have opposed the Raghavans' construction in bad faith from the beginning. For example, in September of 2016, Mr. Williams and his clients filed a frivolous appeal of a permit the Raghavans obtained to infill their Eastern lightwell, which is on the side opposite from Creelman and Driggs and thus does not abut their property. However, a clerical error resulted in the permit showing that the lightwell on the Southwest side of their home would be infilled. *See Exhibit E*. After discovering the oversight,

the Raghavans promptly informed Ms. Creelman and Mr. Driggs that the error was clerical. **Exhibit F.** However, before the Raghavans obtained a revised permit, Mr. Williams filed an appeal of the permit on behalf of Creelman and Driggs, despite knowing that the error was clerical. **Exhibit G.** The Raghavans subsequently obtained a revised permit. **Exhibit H.**

In addition, this is not the first time Creelman, Driggs and Williams have falsely accused the Raghavans of using serial permitting to deceive DBI. They made these same false accusations in connection with an appeal of one of the Raghavans' permits. Attached hereto as **Exhibits I, J, and K** are the appellate materials (notice of appeal and briefing) of an appeal filed by Williams on behalf of his clients of a permit the Raghavans pulled to install temporary shoring at 143 Corbett, at DBI's request. As you can see, Williams and his clients made the same unsupported, slanderous accusations against the Raghavans in their appellate briefing as they make here. However in that proceeding, when it came time to stand behind their false accusations, Williams and his clients withdrew their appeal at the last minute, on the morning of the hearing, after the Raghavans were forced to spend tens of thousands of dollars briefing and responding to the false claims, and after delaying construction of their home by months. *See Exhibits L and M.* This despite the fact that the Raghavans had made every effort to accommodate the Neighbors' concerns, and even proposed in early 2016 to address water drainage issues between the homes that Mr. Driggs raised as an ongoing issue from before the Raghavan's purchased 143 Corbett. **Exhibit F.** Accordingly, making false accusations to game the system and harass the Raghavans is a pattern by Creelman, Driggs and Williams, which the Commission should consider in assessing their complaints.

III. Attachments

1. **Exhibit A** - Plans and drawings of architect Mark Cruz regarding the variances sought by the Raghavans;
2. **Exhibit B** - Approval to enclose a lightwell (while still allowing light into both properties) with the Neighbors' signed permission;
3. **Exhibit C** - Jeff Horn's findings with respect to the breakfast nook and supporting documents, including a historical review of Google Earth and the file for the property showing that the Raghavans did not extend the breakfast nook, but rather that it was extended by the prior owner;
4. **Exhibit D** - A complete list of the permits pulled as to 143 Corbett;
5. **Exhibit E** - Permit No. 1402304 to infill lightwell approved August 31, 2016, which due to a clerical error incorrectly describes lightwell as on the Southwest side of the house;
6. **Exhibit F** - Email correspondence in which Rajan Raghavan informs Chip Driggs on February 24, 2016 that the application for Permit No. 1402304 incorrectly describes the lightwell as on the Southwest side of the house, and first proposes to

take care of the water drainage issues between the homes that Mr. Driggs raised as a concern;

7. **Exhibit G** - Preliminary Statement of Appeal, Appeal No. 16-155, filed on September 15, 2016 by Williams on behalf of Ms. Creelman and Mr. Driggs, of Permit No. 1402304 describing lightwell as on Southwest side of the house rather than the East side of the house;
8. **Exhibit H** - Permit No. 1403825 to infill lightwell on the East side of the house, correcting clerical error in Permit No. 1402304 describing the lightwell as on the Southwest side of the house, approved on September 16, 2016;
9. **Exhibit I** - Notice of Appeal and Appeal No. 16-186 of Permit No. 1410466 addressing Notice of Violation 201631352, dated October 24, 2016 and filed by Williams on behalf of Creelman and Driggs;
10. **Exhibit J** - Appellants' brief in support of Appeal No. 16-186;
11. **Exhibit K** - Respondents' brief in Appeal No. 16-186;
12. **Exhibit L** - Withdrawal Request of Appeal No. 16-186 filed by Appellants April 5, 2016, the morning of the hearing;
13. **Exhibit M** - Affidavit of Service of Notice of Withdrawal of Appeal No. 16-186.

IV. Conclusion

The variances requested by the Raghavans are appropriate and should be granted. The Neighbors' and Mr. Weiss's objections are not supported by any evidence, and the Neighbors' prior conduct shows that their false accusations should be disregarded. For these reasons and as will be further explained at the hearing, the Commission should grant the proposed variances.

Sincerely,

/s/ Richard F. Munzinger

Richard F. Munzinger

EXHIBIT A

CONDITIONAL USE APPLICATION FOR

143 CORBETT AVE

SAN FRANCISCO, CA, 94114



THIS DOCUMENT IS PREPARED AS SUPPLEMENTAL ADDENDA TO THE VARIANCE APPLICATION TO CLARIFY QUESTIONS OF PERMIT AND CONSTRUCTION HISTORY, SCOPE OF WORK, AND SPECIFICS OF THE VARIANCE APPLICATION FOR ILLEGAL ALTERATIONS OF AN EXISTING REAR BREAKFAST NOOK CONSTRUCTUCTED BEFORE THE OWNER PURCHASED THE HOME.

SHEET LIST	
Sheet Number	Sheet Name

CU0	COVER SHEET
CU1.1	PROJECT INFORMATION
CU1.2	2002 PERMIT - ANALYSIS
CU1.3	200 PERMIT - ANALYSIS
CU1.4	GROSS AREA - 200210108753
CU1.5	TOTAL GROSS AREA ANALYSIS
CU2.1	BASEMENT LEVEL
CU2.2	LOWER LEVEL
CU2.3	MAIN LEVEL PLAN
CU2.4	UPPER LEVEL PLAN
CU2.5	ROOF PLAN
CU3.1	FRONT ELEVATION
CU3.2	WEST ELEVATION
CU3.3	REAR ELEVATION
CU3.4	EAST ELEVATION
CU5.1	ENLARGED PLAN - LOWER DECK
CU5.2	3D PERSPECTIVE OF REAR STAIRS
CU8.1	SECTION
CU8.2	SECTION
CU9.1	LIGHTWELL ENCLOSURE
CU9.2	LIGHTWELL AGREEMENT
CU9.3	LIGHTWELL AGREEMENT
CU10.1	LETTER BY THE ENGINEER
CU11.1	PHOTOS OF EXISTING BREAKFAST NOOK
CU11.2	PHOTOS OF THE BREKAFAST NOOK - LMS
CU11.3	PHOTOS - 143 CORBETT - REAR FACADE
CU11.4	HISTORIC INTERPOLATION
CU12.1	PHOTOS - 145 CORBETT - DECK
CU12.2	PHOTOS - 145 CORBETT - DECK

RENOVATION FOR:

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SAN FRANCISCO, CA 94114

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400 PERKINS ST #209
OAKLAND, CA 94610
T: 415.802.7447
MARK@CRUZAD.SPACE

COVER SHEET

CU0

Scale:

PROJECT TEAM:

PROJECT LOCATION: 143 CORBETT AVE
SAN FRANCISCO, CA

PARCEL: 2656060
YEAR BUILT: 1911
PARCEL AREA: 1,829 SQ FT
EXISTING UNITS: 1
PROPOSED: UNITS 2
STORIES: 3+1 (BASEMENT)
OCCUPANCY: RH-2
HEIGHT DISTRICT: 40-X
CONSTRUCTION TYPES: VB

OWNER: RAJAN AND RAGINI RAGHAVAN
143 CORBETT AVE
SAN FRANCISCO, CA
RRAGHAVAN57@GMAIL.COM

ARCHITECT: MARK CRUZ
400 PERKINS STE 209
OAKLAND, CA 94610
(415) 802-7447
MARK@CRUZAD.SPACE

CONTRACTOR: TBD

STRUCTURAL ENGINEER: EREVAN O'NEIL
ONE DESIGN
EREVAN@ONEDESIGNSF.COM

CONSULTING ENGINEER: PAT BUSCOVICH
235 MONTGOMERY ST # 823
SAN FRANCISCO, CA 94104
PATRICK@BUSCOVICH.COM
(415)7606036

GEOTECHNICAL ENGINEER: ADEL KASIM
3179 ARROBA WAY
SAN JOSE, CA 95118
ADELKASIM@GMAIL.COM
(408) 448-4975

SCOPE OF WORK:

LOWER LEVEL UNIT

A PRIMARY GOAL OF THE PROJECT IS TO FINISH AND LEGALIZE THE EXISTING LOWER LEVEL UNIT, PER THE RH-2 ZONING FOR CORBETT AVE. THIS APPLICATION SEEKS SF PLANNING APPROVAL TO COMPLETE THE LOWER UNIT THAT WAS UNDER WAY BEFORE THE N.O.V.

RETAINING WALLS HAVE BEEN REVIEWED BY A GEOTECHNICAL ENGINEER (ADEL KASIM), DESIGNED BY A STRUCTURAL ENGINEER, REVIEWED BY A CONSULTING ENGINEER (PAT BUSCOVICH), INSPECTED BY DBI (INSPECTORS JOSEPH MCDUFFY AND KEVIN BIRMINGHAM), AND POURED BY A LICENSED CONTRACTOR (FJ SANDOVAL).

THE FRONT OF THE FACADE NEAR THE EXISTING BAY WINDOW WILL NEED TO BE ALTERED SLIGHTLY TO FACILITATE 81" OF HEADROOM @ THE EXISTING STEPS FROM THE SIDEWALK.. THIS MODIFICATION WILL RAISE THE BOTTOM OF THE BAY WINDOW BY APPROX. 12" TO 14". BUT WILL CONFLICT WITH THE STYLE OR CHARACTER OF THE ARCHITECTURE OF THE BUILDING OR STREET.

VARIANCE

- 18" **REAR PROTRUSION** OF THE EXISTING BREAKFAST NOOK WITH HISPROCAL DPCIMENT IDENTIFY THE ILLEGAL ADDITION OCCURING SOMETIME BETWEEN 2003 AND 2014.
- **TRIANGULAR SIDE PROTRUSION** OF THE EXISTING BREAKFAST NOOK WITH HISPROCAL DPCIMENT IDENTIFY THE ILLEGAL ADDITION OCCURING SOMETIME BETWEEN 2003 AND 2014.
- ADDITION OF A **REAR SPIRAL STAIRCASE** FROM THE REAR GROUND LEVEL OPEN SPACE TO THE LIVING ROOM OF THE UNIT IN THE REAR YARD IN ORDER TO NORMALIZE THE EXISTING OBTUSE REAR DECK AND PROVIDE ACCESS FROM THE UPPER UNIT TO THE GRADE.

ROOF DECK

THE APPLICATION SEEKS SF PLANNING APPROVAL OF AN APPROXIMATE 200 SF ROOF DECK. THIS DECK WOULD BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS CONSISTENT WITH DBI AND FIRE EQUIVALENCY REQUIREMENTS.

THE APPLICATION SEEKS TO PROVIDE ACCESS TO THE ROOF FOR THE PURPOSES OF REGULAR MAINTENANCE OF A PROPOSED A/C UNIT AND REGULAR MAINTENANCE OF PROPOSED SOLAR PANELS. PV ARRAYS ARE ALREADY PERMITTED FOR THE ROOF (AND ASSOCIATED ELECTRICAL WORK).

THE DESIGN INCLUDES AN INTERNAL WOOD STAIRCASE FROM THE TOP FLOOR TO THE ROOF. NO PENTHOUSE OR SOLID PROTRUSIONS WILL BE PROPOSED BEYOND THE EXISTING PARAPET.

LIGHT WELL ENCLOSURE

THIS APPLICATION PURSUES A ONE STORY ENCLOSURE OF THE LIGHTWELL ON THE WEST PROPERTY LINE @ THE MAIN LEVEL. PLANNING CODE 311(B) SECTION 136(c), STATES THE EXCEPTION, THAT LIGHTWELLS THAT ARE NOT VISIBLE FROM ANY OFF SITE LOCATION DO NOT REQUIRE 311, AND CAN BE SOUGHT OVER-THE-COUNTER WITH THE ADJACENT NEIGHBORS WRITTEN APPROVAL. WE HAVE ATTACHED WRITTEN STATEMENT CLARIFYING THE ENCLOSURE OF THE LIGHTWELL BY THE OWNERS OF 145 CORBETT. THE TOP OF THIS LIGHTWELL WOULD ALIGN WITH THE EAVE LINE OF 145 CORBETT.

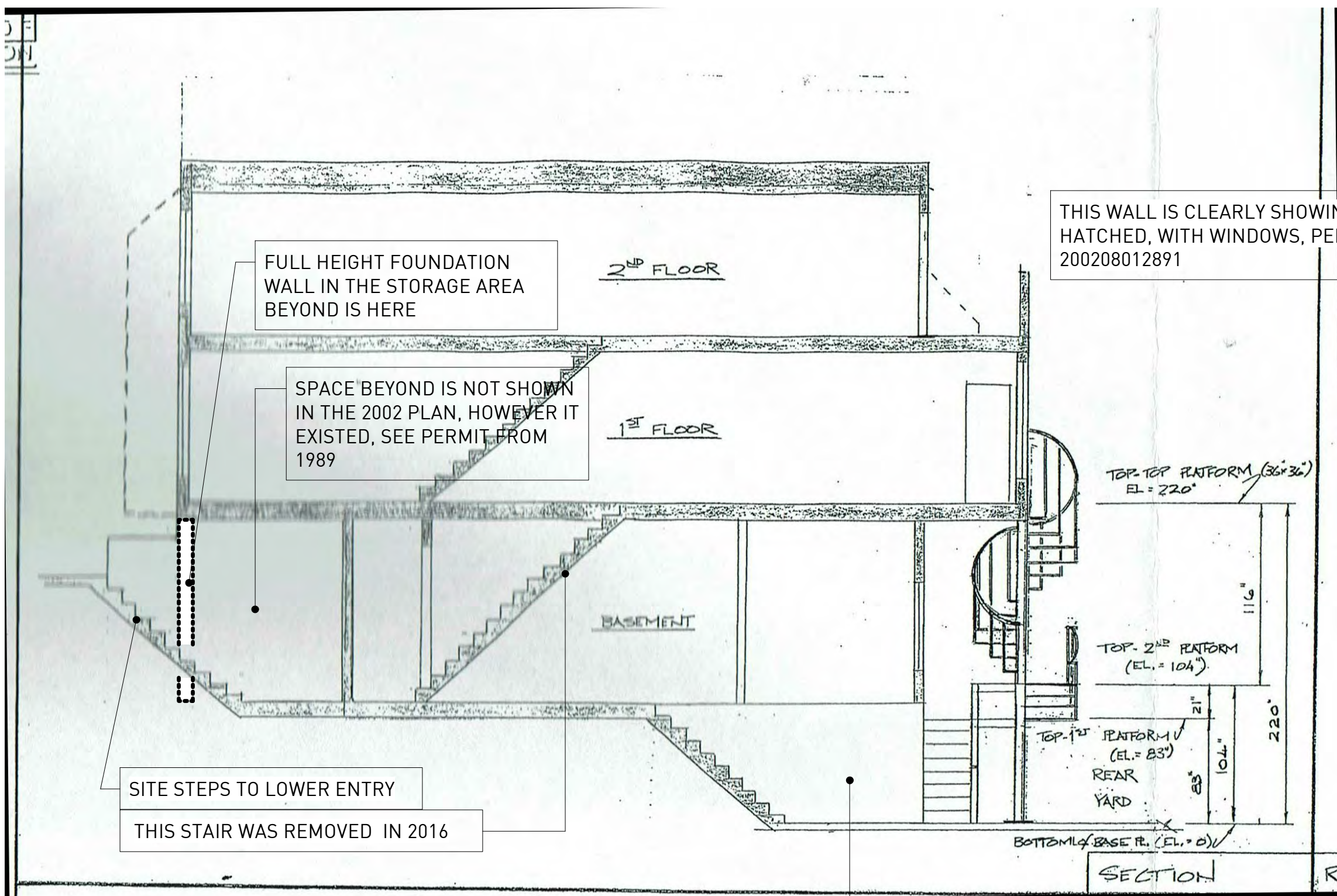
RENOVATION FOR:

RAGHAVAN FAMILY
143 CORBETT AVE
SAN FRANCISCO, CA 94114

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OAKLAND, CA 94610
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MARK@CRUZAD.SPACE

PROJECT INFORMATION

CU1.1
Scale:



THIS WALL IS CLEARLY SHOWING HATCHED, WITH WINDOWS, PER 200208012891

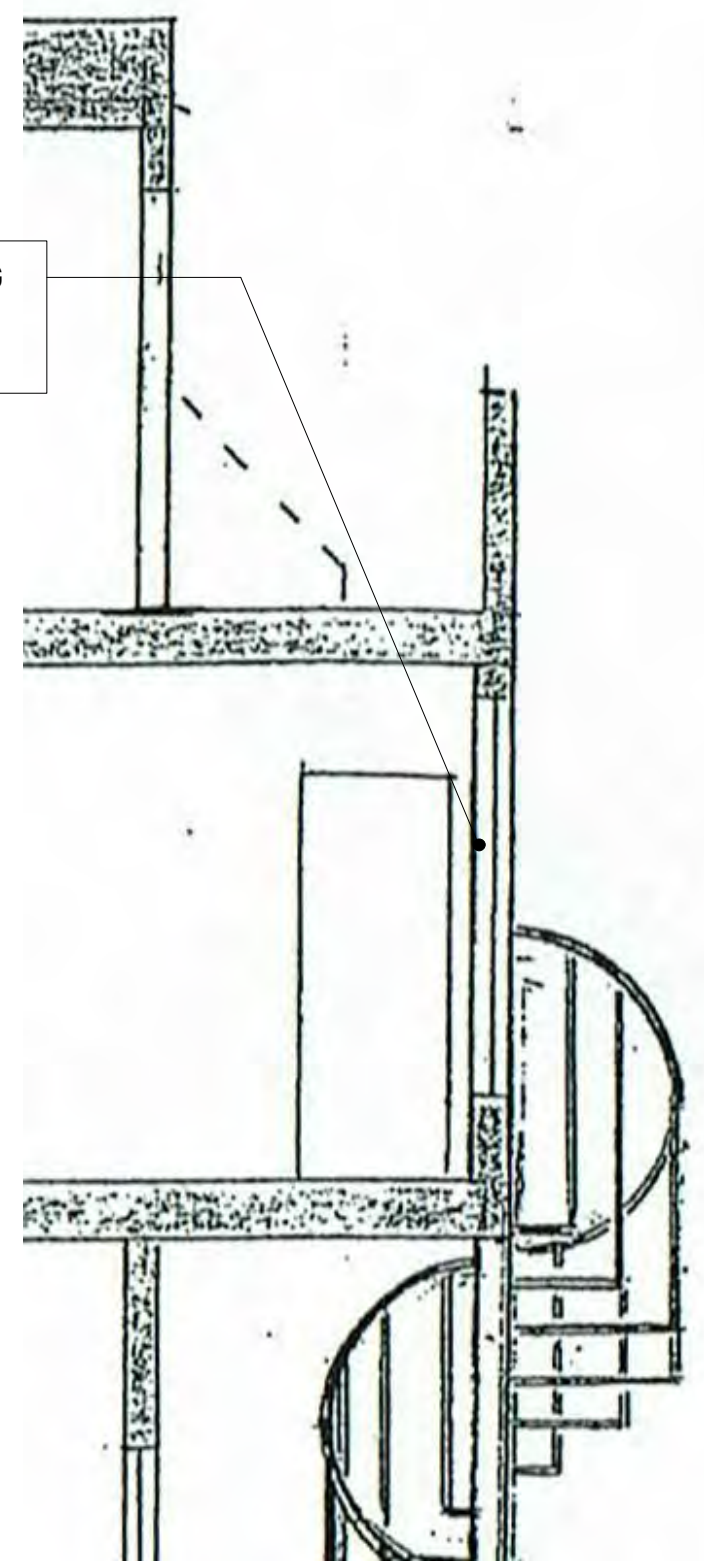
FULL HEIGHT FOUNDATION WALL IN THE STORAGE AREA BEYOND IS HERE

SPACE BEYOND IS NOT SHOWN IN THE 2002 PLAN, HOWEVER IT EXISTED, SEE PERMIT FROM 1989

SITE STEPS TO LOWER ENTRY

THIS STAIR WAS REMOVED IN 2016

THIS BASEMENT SPACE EXISTED, AS EVIDENCE BY THE PHOTOS OF THE HISTORIC EXISTING AND NEW FOUNDATION REPAIRS IN THE PHOTO ON CU11.3



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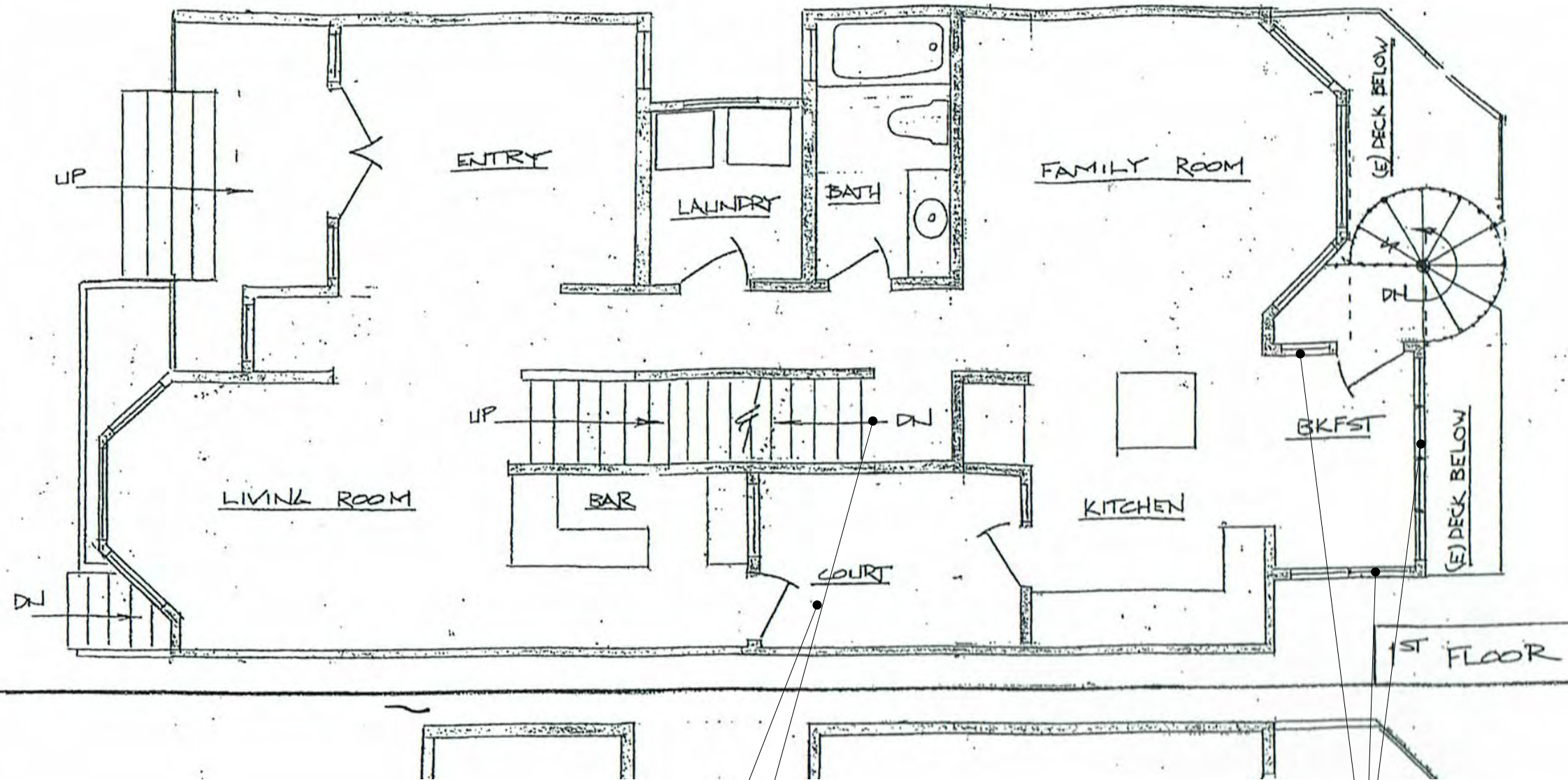
2002 PERMIT - ANALYSIS

CU1.2
Scale: 6" = 1'-0"

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION



LIGHTWELL

WINDOWS AND HATCHED WALL INDICATES
ENCLOSED, CONDITIONED SPACE

INTERNAL STAIR TO LOWER LEVEL WAS
REMOVED.

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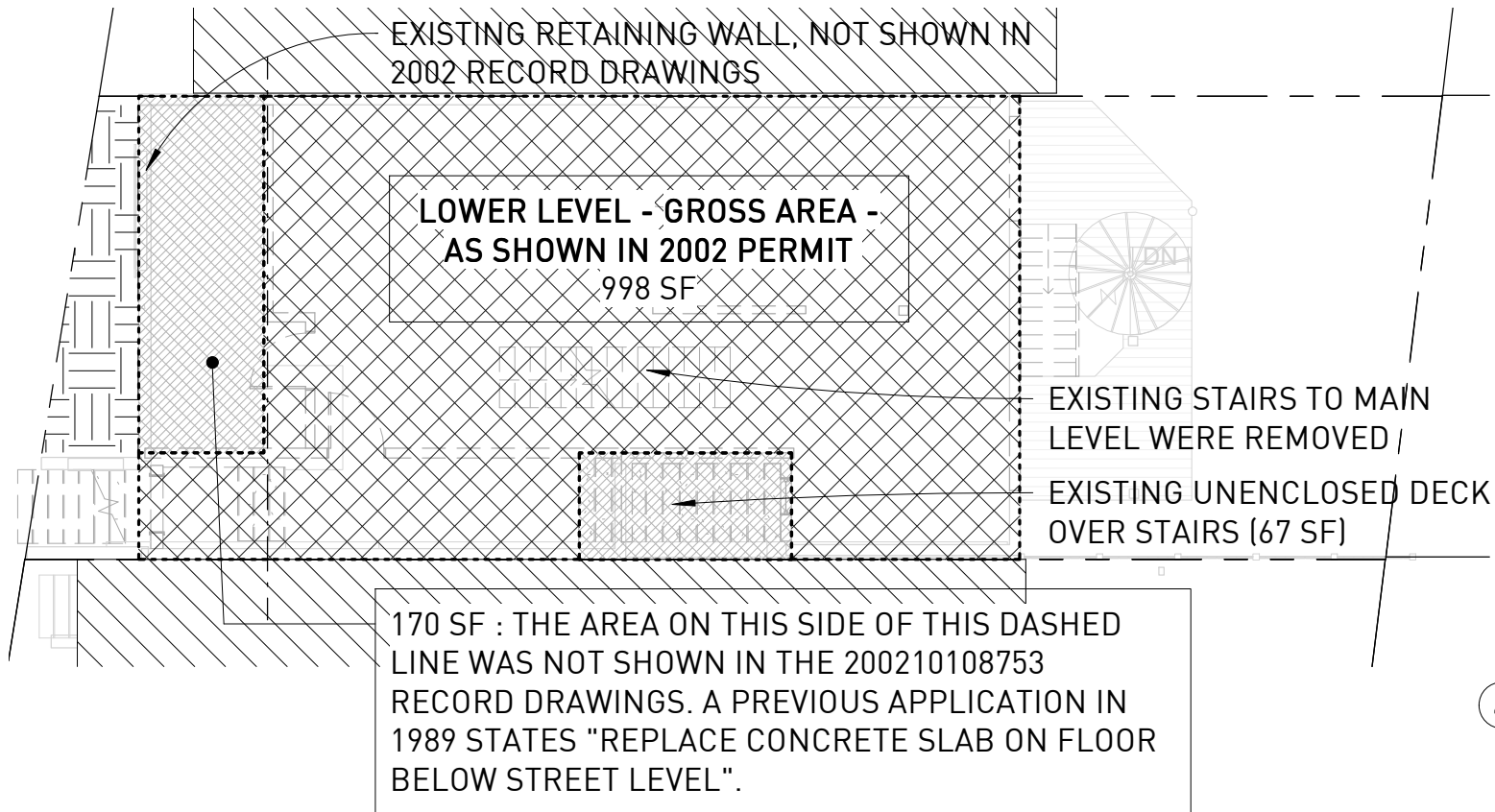
200 PERMIT - ANALYSIS

CU1.3

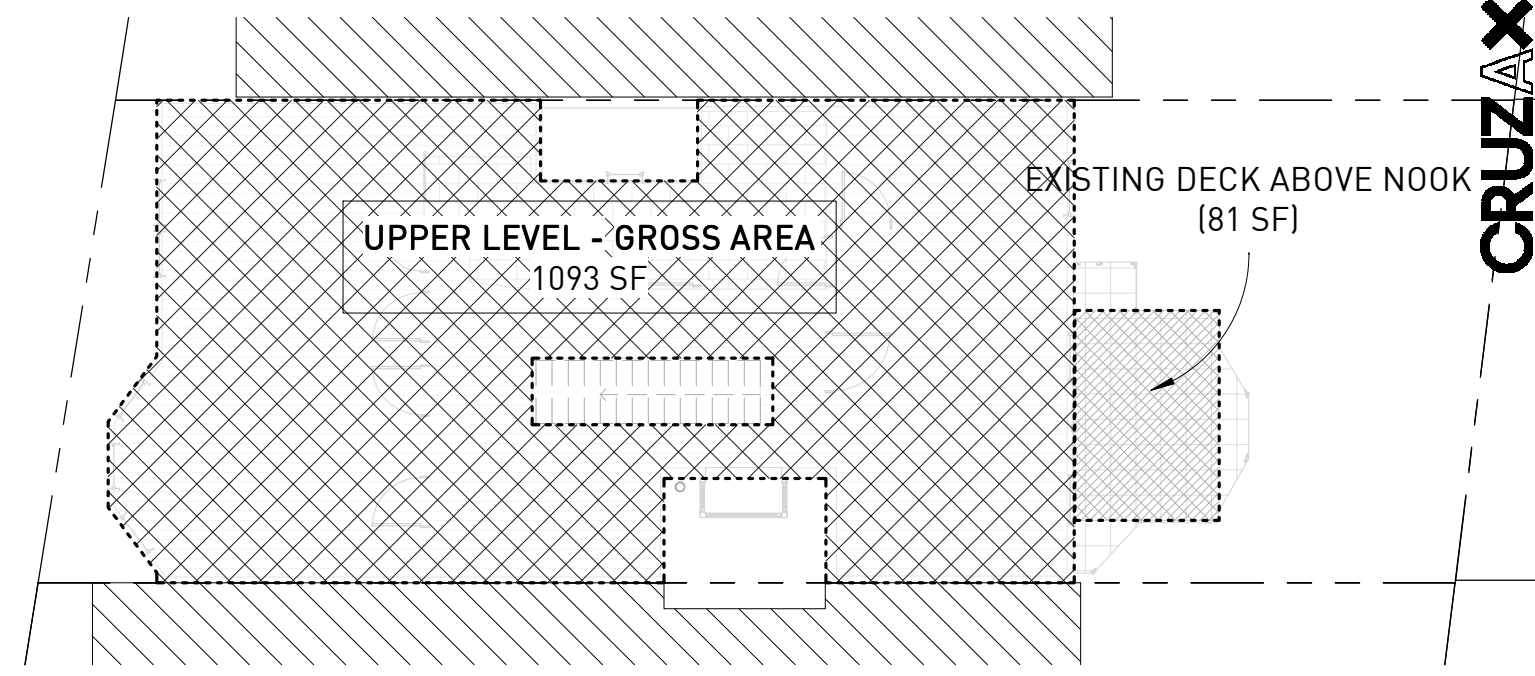
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CRUZAD

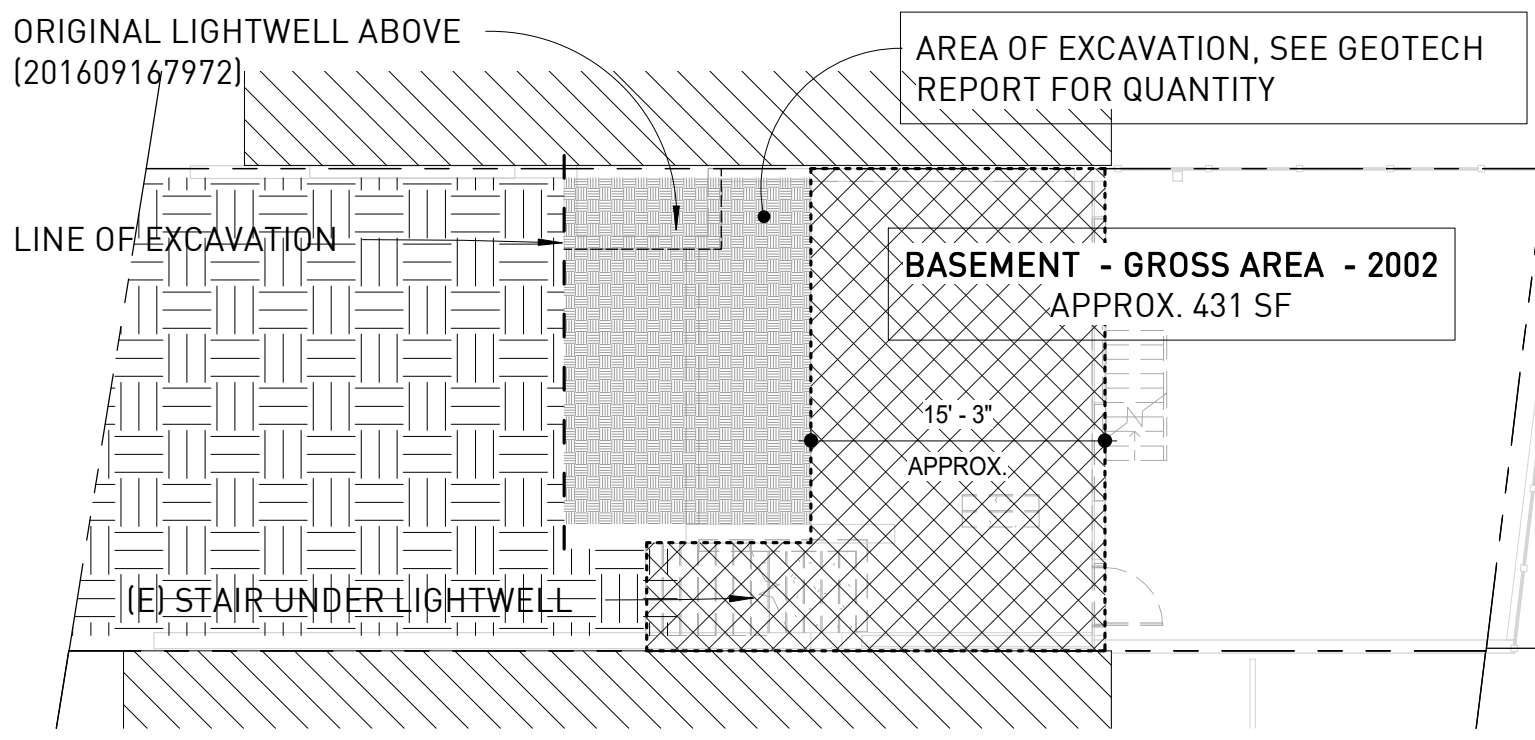
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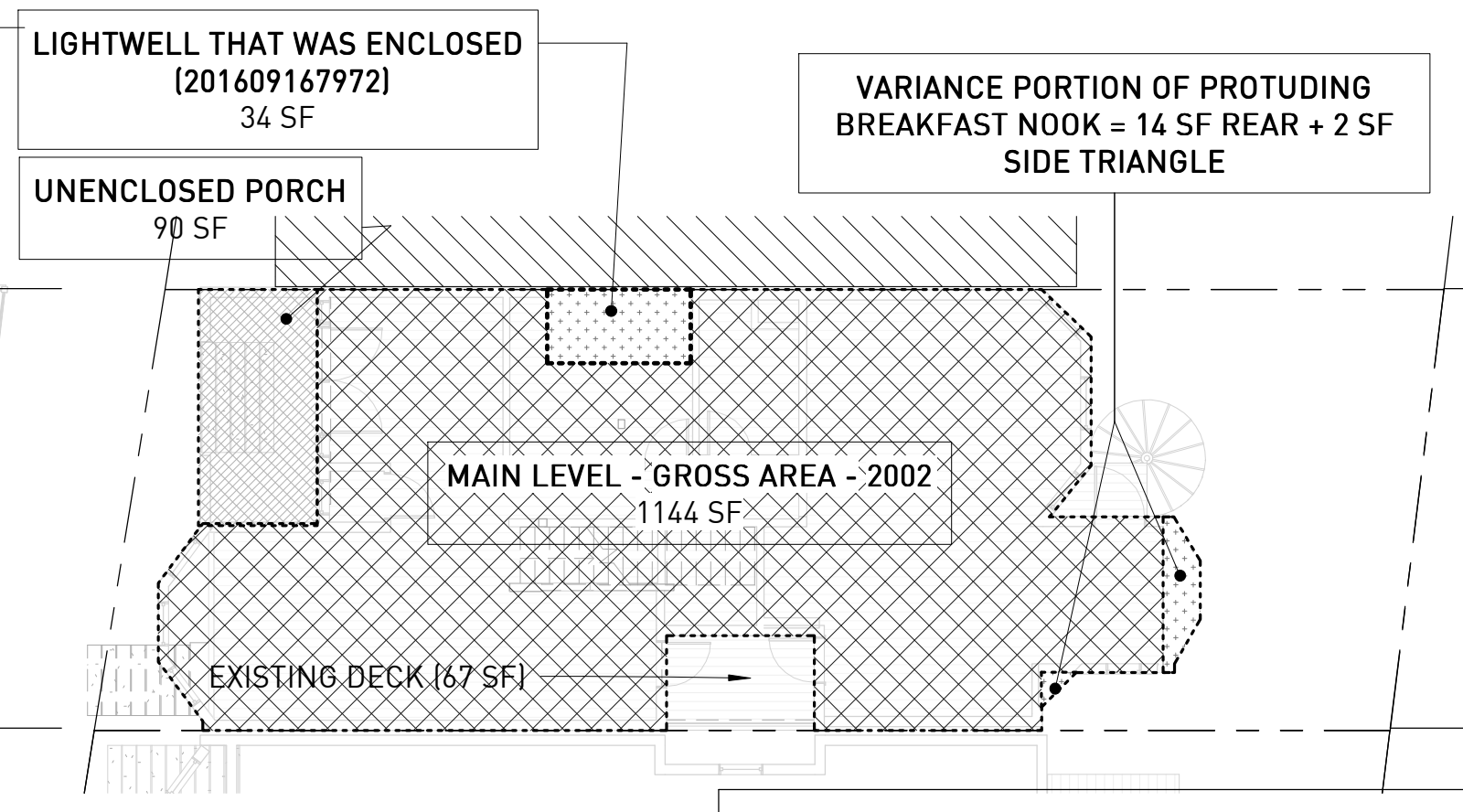
2 LOWER LEVEL GROSS AREA - 2002
1" = 10'-0"



4 UPPER LEVEL - GROSS AREA - 2002
1" = 10'-0"



1 BASEMENT - GROSS AREA - 2002
1" = 10'-0"

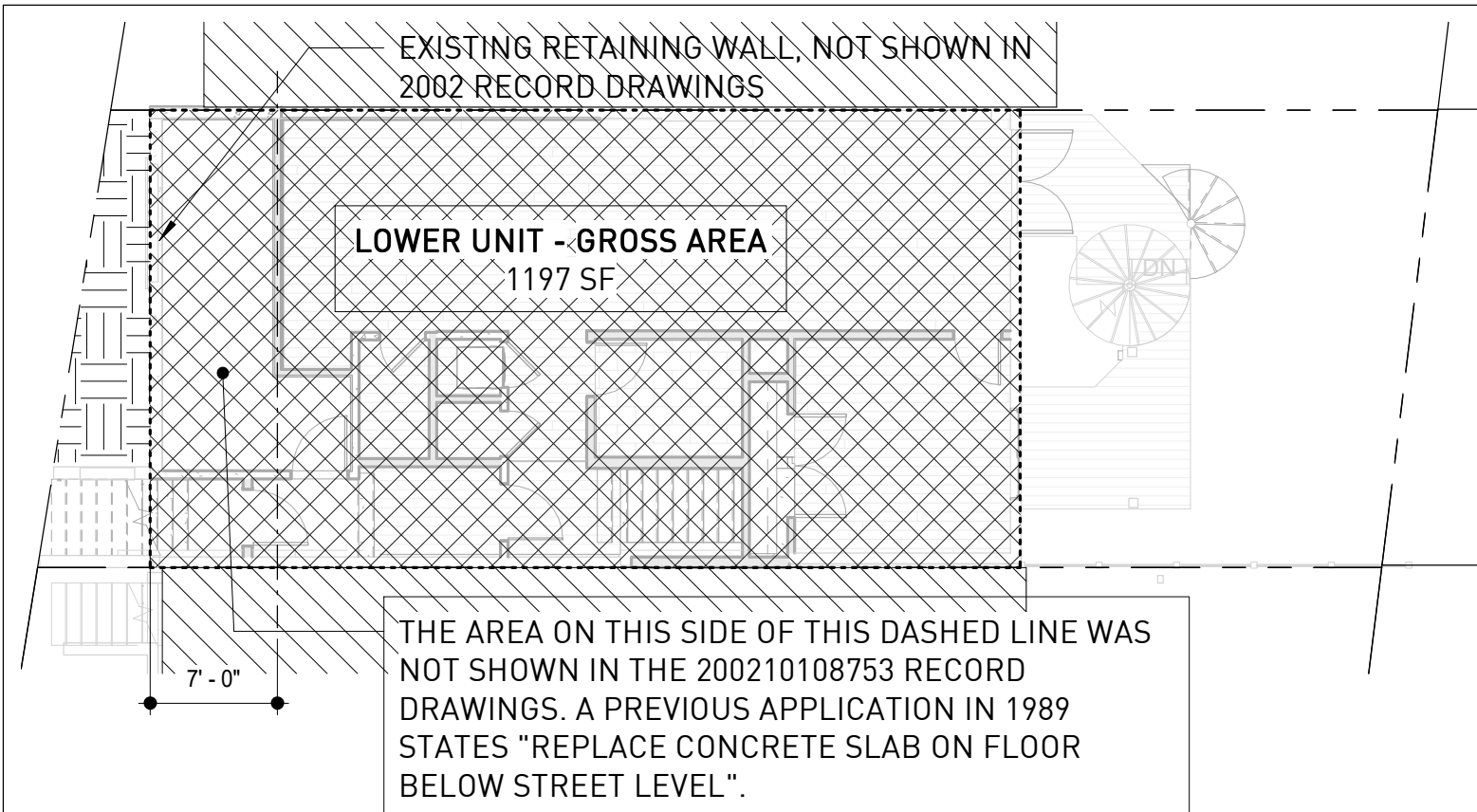


3 MAIN FLOOR - GROSS AREA - 2002
1" = 10'-0"

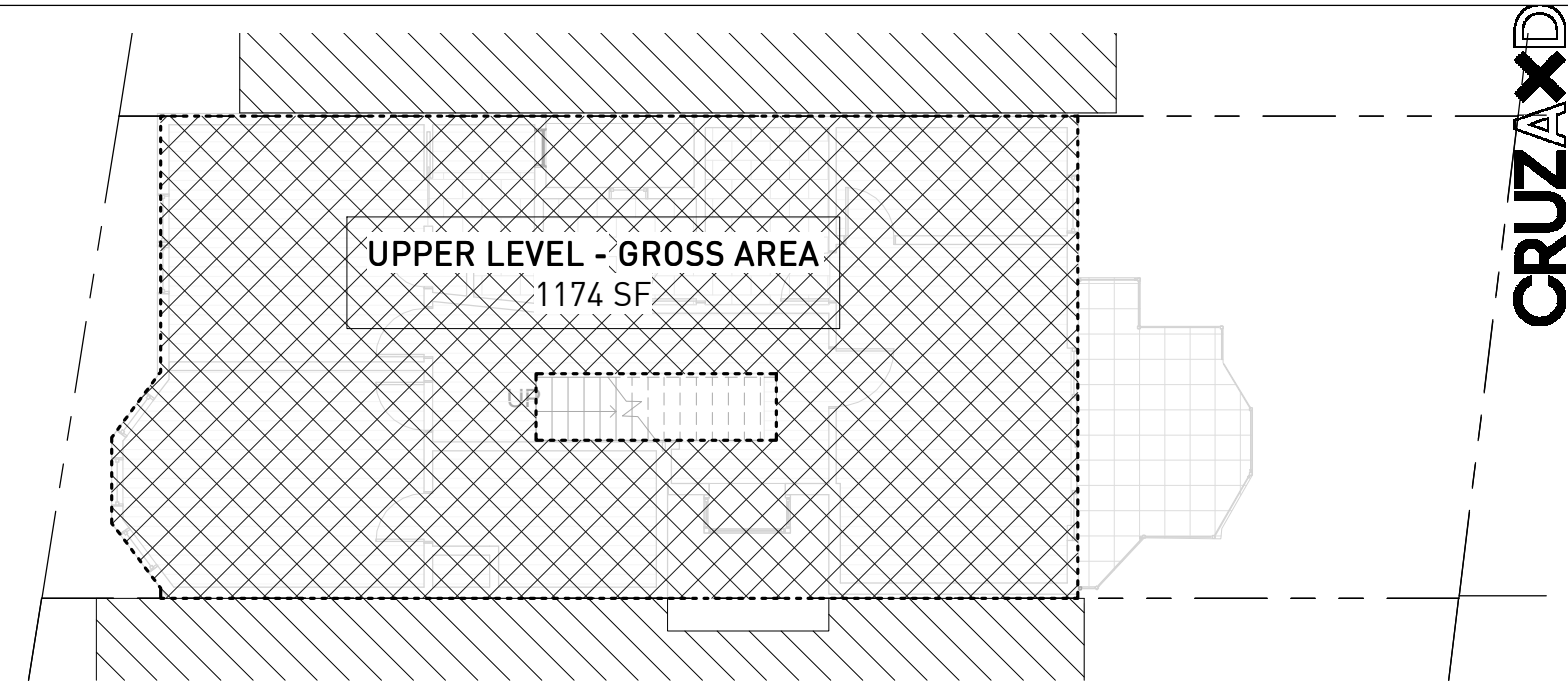
GROSS AREA - 200210108753

CU1.4

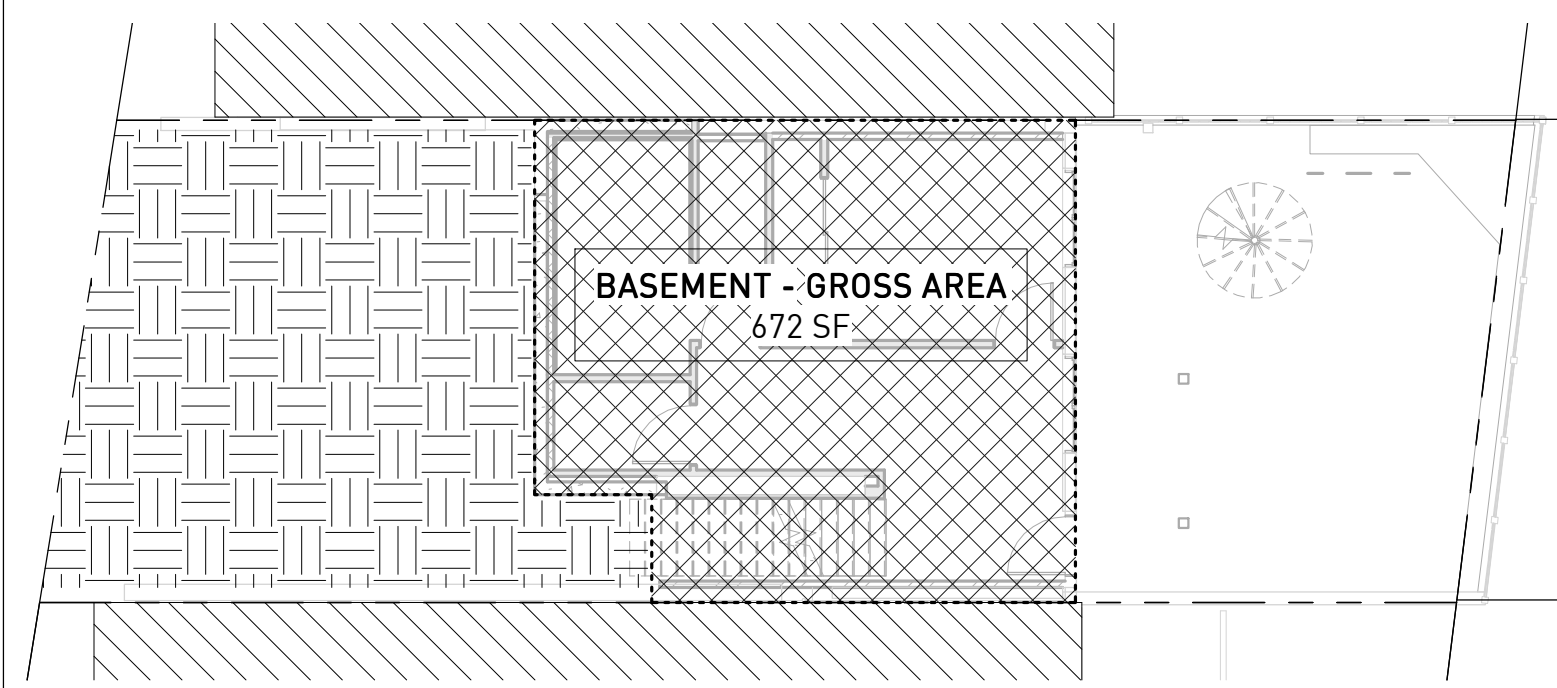
Scale: 1" = 10'-0"



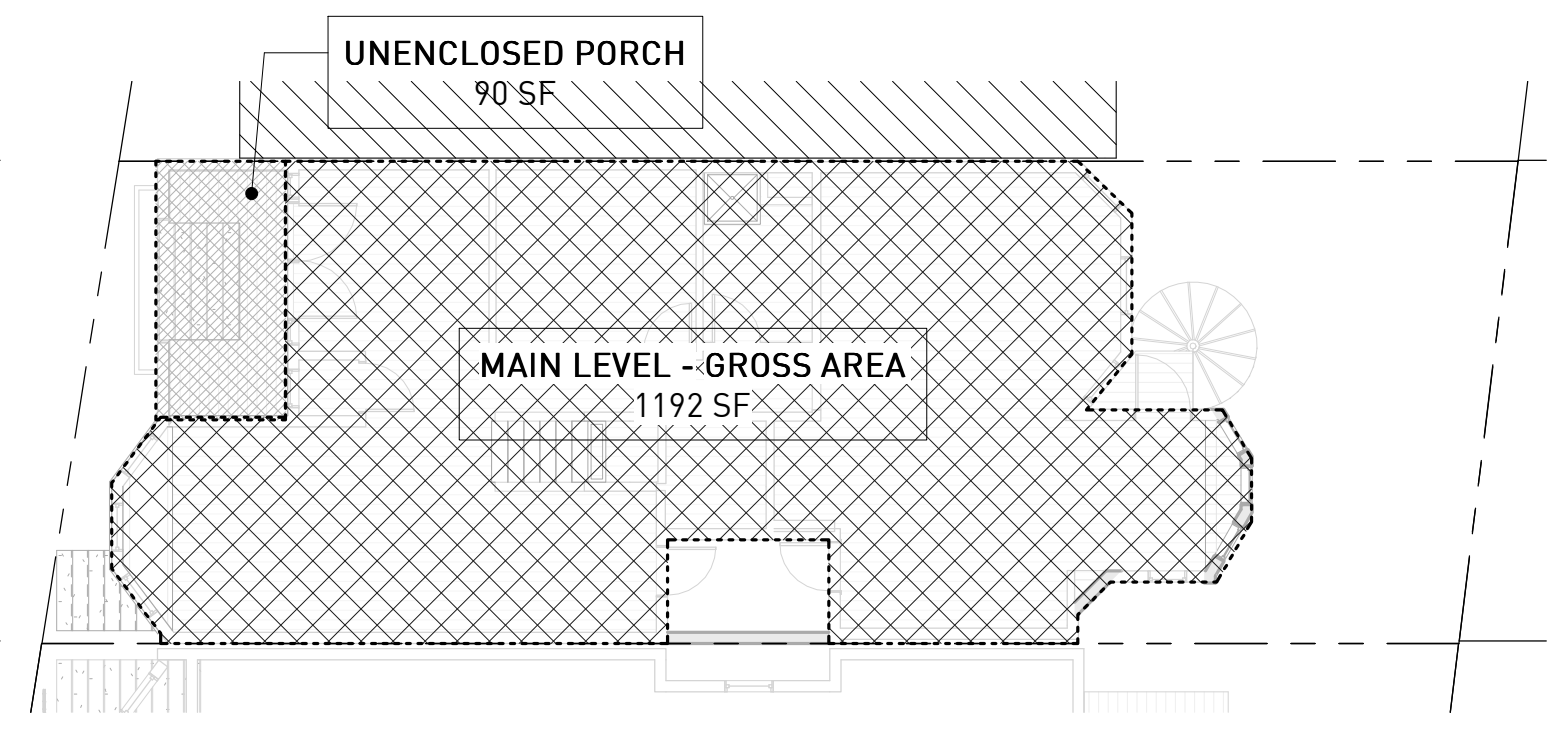
2 LOWER LEVEL GROSS AREA
1" = 10'-0"



4 UPPER LEVEL - GROSS AREA
1" = 10'-0"



1 BASEMENT - GROSS AREA
1" = 10'-0"



3 MAIN FLOOR - GROSS AREA
1" = 10'-0"

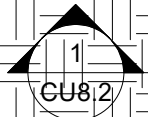
TOTAL GROSS AREA ANALYSIS
CU1.5
Scale: 1" = 10'-0"

TWO FAMILY RESIDENCE
137 CORBETT AVE
139 CORBETT AVE

PROPOSED GROUND FLOOR
NEWLY EXPANDED
(SEE GEOTECH REPORT WITH EE FOR EXCAVATION ANALYSIS.)
27' - 6"
APPROX.

(E) REAR YARD,
PROPOSED PATIO AND
SEATWALL DESIGN

RETAINING FOUNDATION
WALL, INSPECTED &
POURED ON DEC 2017,
REFERENCE
201611233483 &
201703272431 &
201712085904
(INSPECTED BY
INSPECTOR DUFFY AND
INSPECTOR BIRMINGHAM)



(N) BATHROOM

(N) 60"x 72" DUAL
CASEMENT
(EGRESS)

(N) BEDROOM
128 SF

STORAGE

(E) STAIR LOCATION
(TO BE REBUILT)

(E) 145 CORBET
DOWNSPOUT FROM
LIGHTWELL

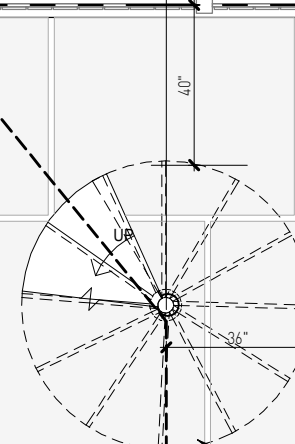
(N) RETAINING FOUNDATION WALL,
POURED IN DEC 2017, REFERENCE
201611233483 & 201703272431



SINGLE FAMILY RESIDENCE
145 CORBETT AVE

LOT LINE FOUNDATION REPLACEMENT UNDER LIGHTWELL, DUE TO
UNDERMINED SOILS CAUSED BY WATER LEAK
(FINAL POUR DEC 2017, INSPECTED BY INSPECTOR BIRMINGHAM)

9' - 3"



VARIANCE PROPOSAL STEEL SPIRAL
STAIRCASE (ONE STORY)

(N) PUMP PIT
FOR FOUNDATION DRAIN

LINE OF (E) DECK ABOVE

RETAINING WALL PER
201611233483



RENOVATION FOR:

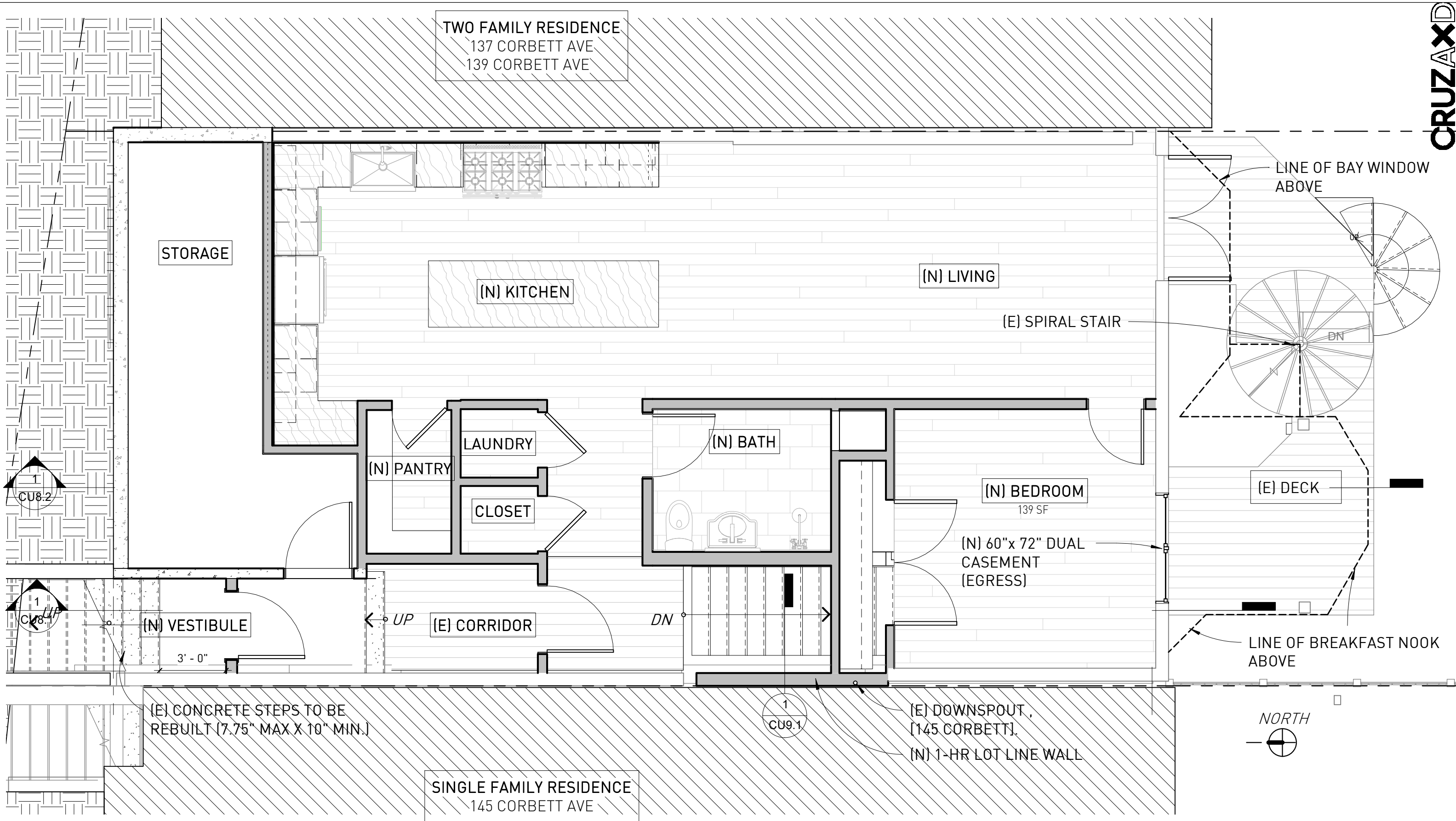
RAGHAVAN FAMILY
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BASEMENT LEVEL

CU2.1
Scale: 1/4" = 1'-0"

TWO FAMILY RESIDENCE
137 CORBETT AVE
139 CORBETT AVE



SINGLE FAMILY RESIDENCE
145 CORBETT AVE

RENOVATION FOR:

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LOWER LEVEL

CU2.2
Scale: 1/4" = 1'-0"

TWO FAMILY RESIDENCE
137 CORBETT AVE
139 CORBETT AVE

AREA OF LIGHTWELL INFILL
PER 201609167972

(E) ENTRY

(E) BATH

(E) OFFICE

(E) DINING ROOM

(E) DEN

(E) LAUNDRY

VARIANCE: PROTRUSION BUILT
AFTER 2002, APPROX. 14 SF

(E) BREAKFAST
NOOK

(E) KITCHEN

(N) PANTRY

VARIANCE: PROTRUSION
BUILT AFTER 2002, —
APPROX. 2 SF

SINGLE FAMILY RESIDENCE
145 CORBETT AVE

1
CU9.1
PROPOSED 1-HR LOT LINE WALL
PROPOSED AREA OF LIGHTWELL
PER WRITTEN AGREEMENT, SEE
PAGE CU10.2

RENOVATION FOR:

RAGHAVAN FAMILY
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MAIN LEVEL PLAN

CU2.3
Scale: 1/4" = 1'-0"

TWO FAMILY RESIDENCE
137 CORBETT AVE
139 CORBETT AVE

AREA OF LIGHTWELL INFILL
PER 201609167972.
INTERNAL DRAINAGE ROOF
PAN INSTALLED

VARIANCE: PROTRUSION OF
(E) DECK. NON CONFORMING
GUARDRAIL WAS REPLACD IN
2016, SEE CU 11.1 FOR
PHOTOS OF EXISTING AND
NEW CONSTRUCTION.

1
CU8.2

1
CU8.1

2
CU8.21

(E) BEDROOM

(E) BATH

(E) BATH

(E) W.I.C.

(E) HALLWAY

(E) BEDROOM

(E) DECK, SEE
200210108753

(E) BEDROOM

(E) BATH

PROPOSED AREA OF LIGHTWELL PER
WRITTEN AGREEMENT, SEE PAGE
CU10.2 . NO ENCLOSURE THIS
LEVEL, INTERNAL DRAINAGE ROOF
PAN WITH PARAPET TO BE
INSTALLED

PROPOSED ROOF DRAIN

SINGLE FAMILY RESIDENCE
145 CORBETT AVE

RENOVATION FOR:

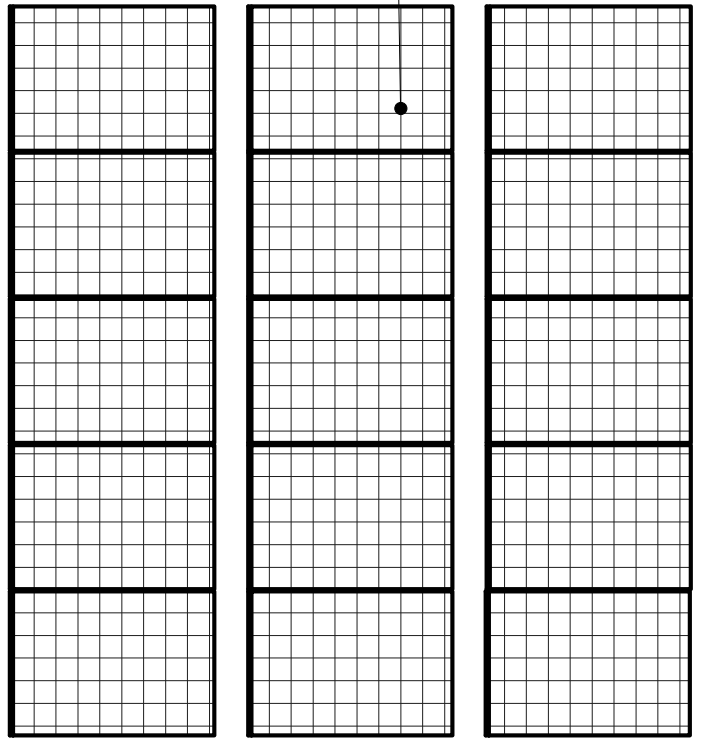
RAGHAVAN FAMILY
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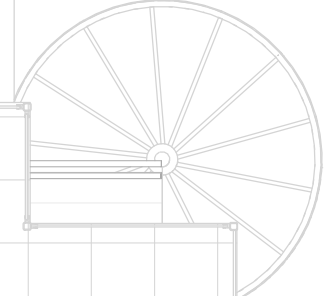
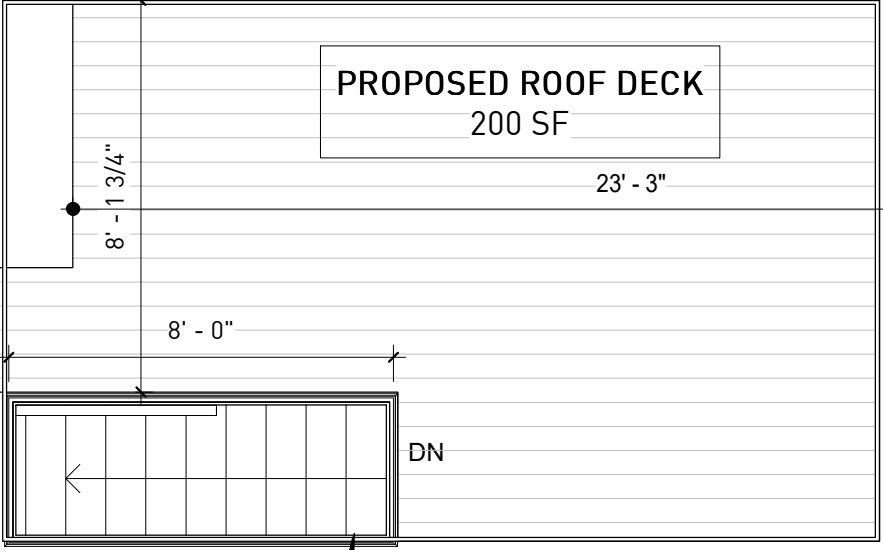
UPPER LEVEL PLAN

CU2.4
Scale: 1/4" = 1'-0"

PV ARRAY HAS BEEN DESIGNED AND IS WAITING TO BE INSTALLED BY *SIMPLY SOLAR* .



PROPOSED ROOF DECK
200 SF



(E) DECK

(E) FIXED SKYLITE,
NO CHANGE



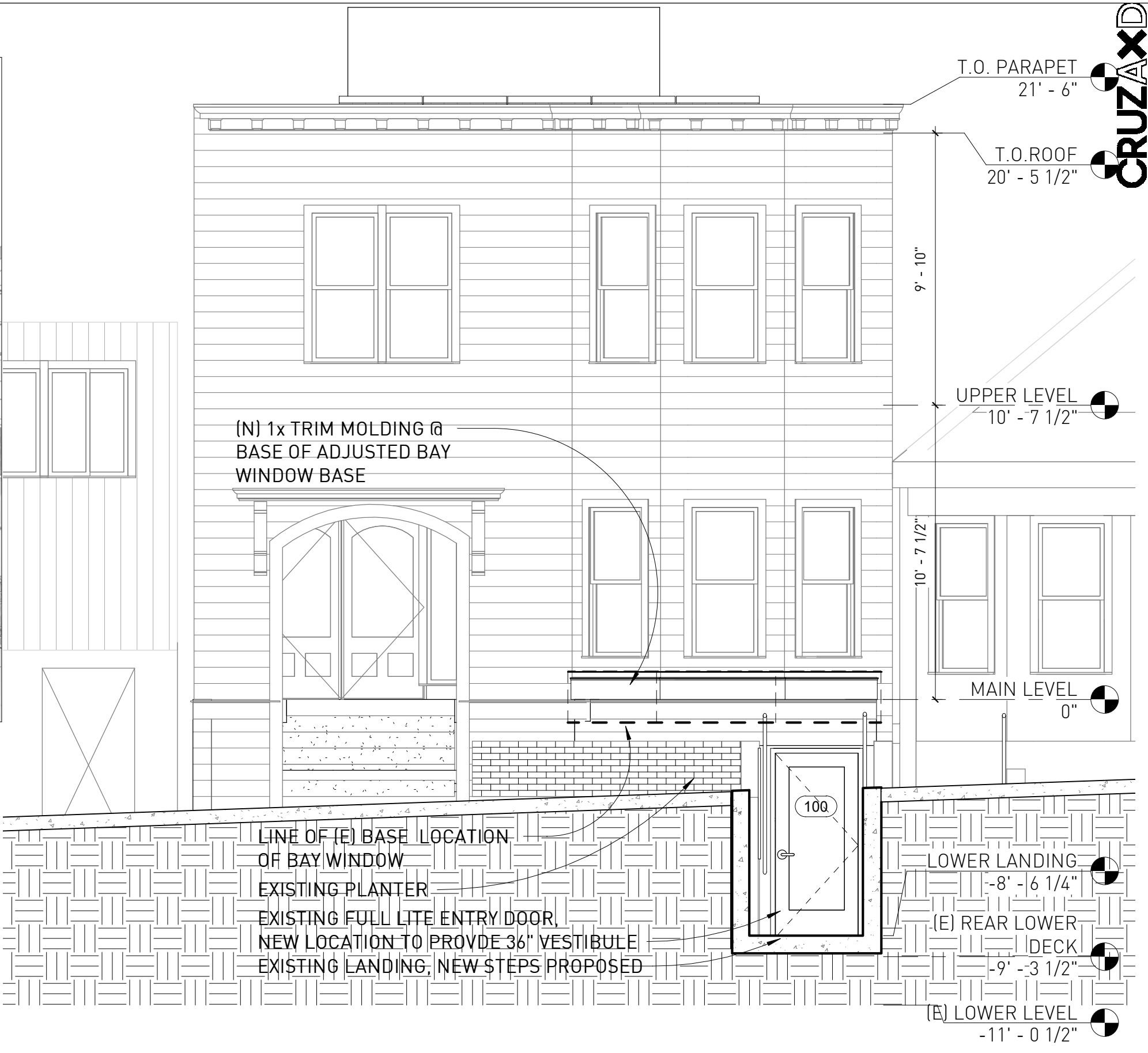
RENOVATION FOR:

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ROOF PLAN

CU2.5
Scale: 1/4" = 1'-0"



RENOVATION FOR:

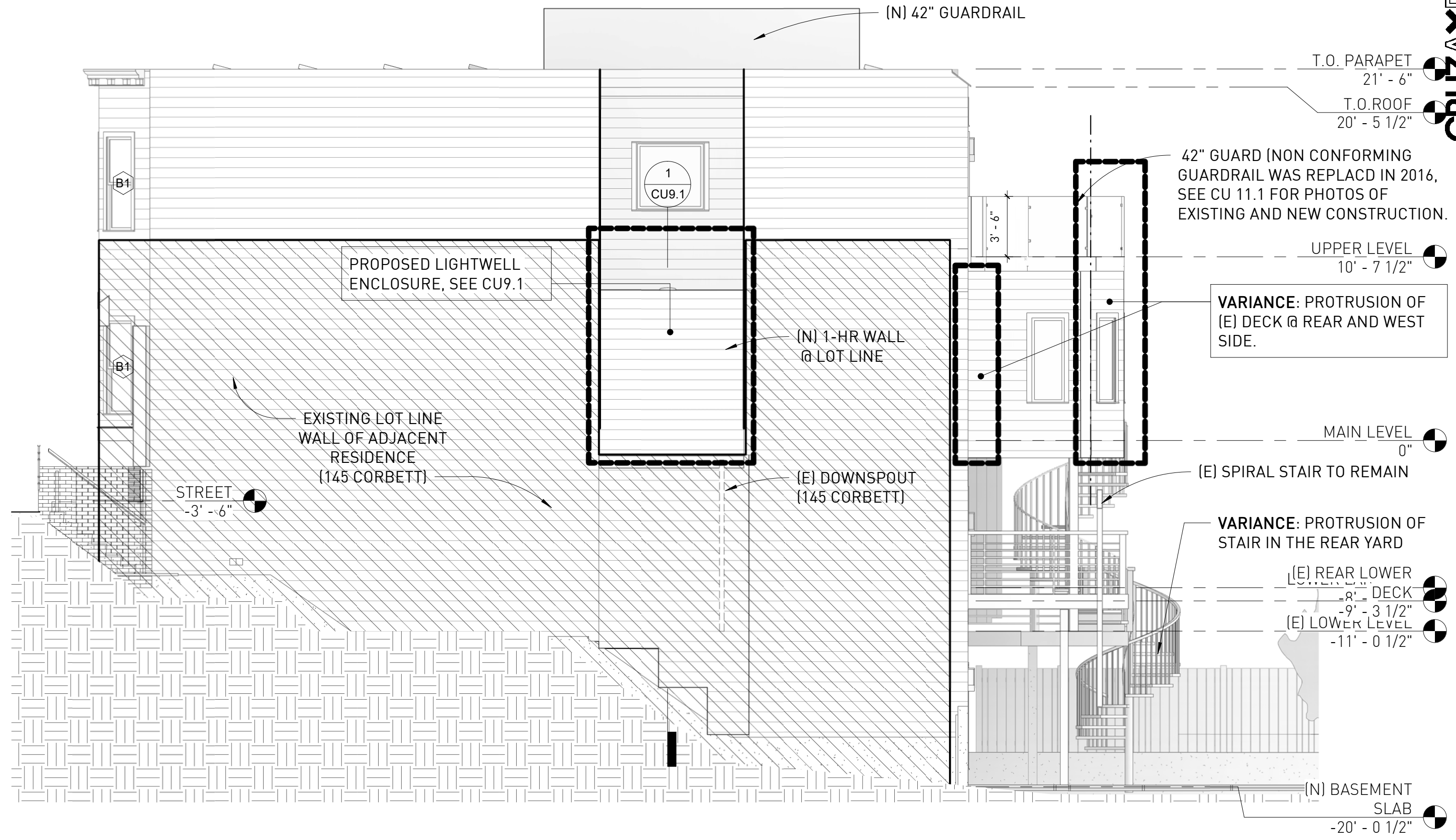
RAGHAVAN FAMILY
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FRONT ELEVATION

CU3.1
Scale: 1/4" = 1'-0"

6/11/2018 1:54:52 PM



RENOVATION FOR:
RAGHAVAN FAMILY
 143 CORBETT AVE
 SAN FRANCISCO, CA 94114

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WEST ELEVATION

CU3.2
 Scale: 3/16" = 1'-0"

VARIANCE: PROTRUSION OF (E) DECK AND SIDE. NON CONFORMING GUARDRAIL WAS REPLACED IN 2016, SEE CU11.1 FOR PHOTOS OF EXISTING AND NEW CONSTRUCTION.



RENOVATION FOR:

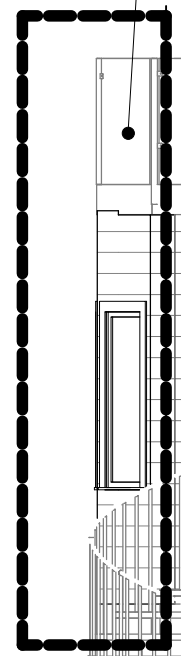
RAGHAVAN FAMILY
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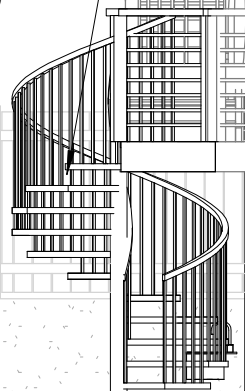
REAR ELEVATION

CU3.3
 Scale: 3/16" = 1'-0"

VARIANCE: PROTRUSION OF (E) DECK @ REAR AND WEST SIDE.



VARIANCE: PROTRUSION OF STAIR IN THE REAR YARD



(N) 42" GUARD

EXISTING LOT LINE WALL OF ADJACENT RESIDENCE (137 CORBETT AVE 139 CORBETT AVE)

T.O. PARAPET 21' - 6"
T.O. ROOF 20' - 5 1/2"

UPPER LEVEL 10' - 7 1/2"

MAIN LEVEL 0"

LOWER LANDING -8' - 6 1/4"

(E) LOWER LEVEL -11' - 0 1/2"

(N) BASEMENT SLAB -20' - 0 1/2"

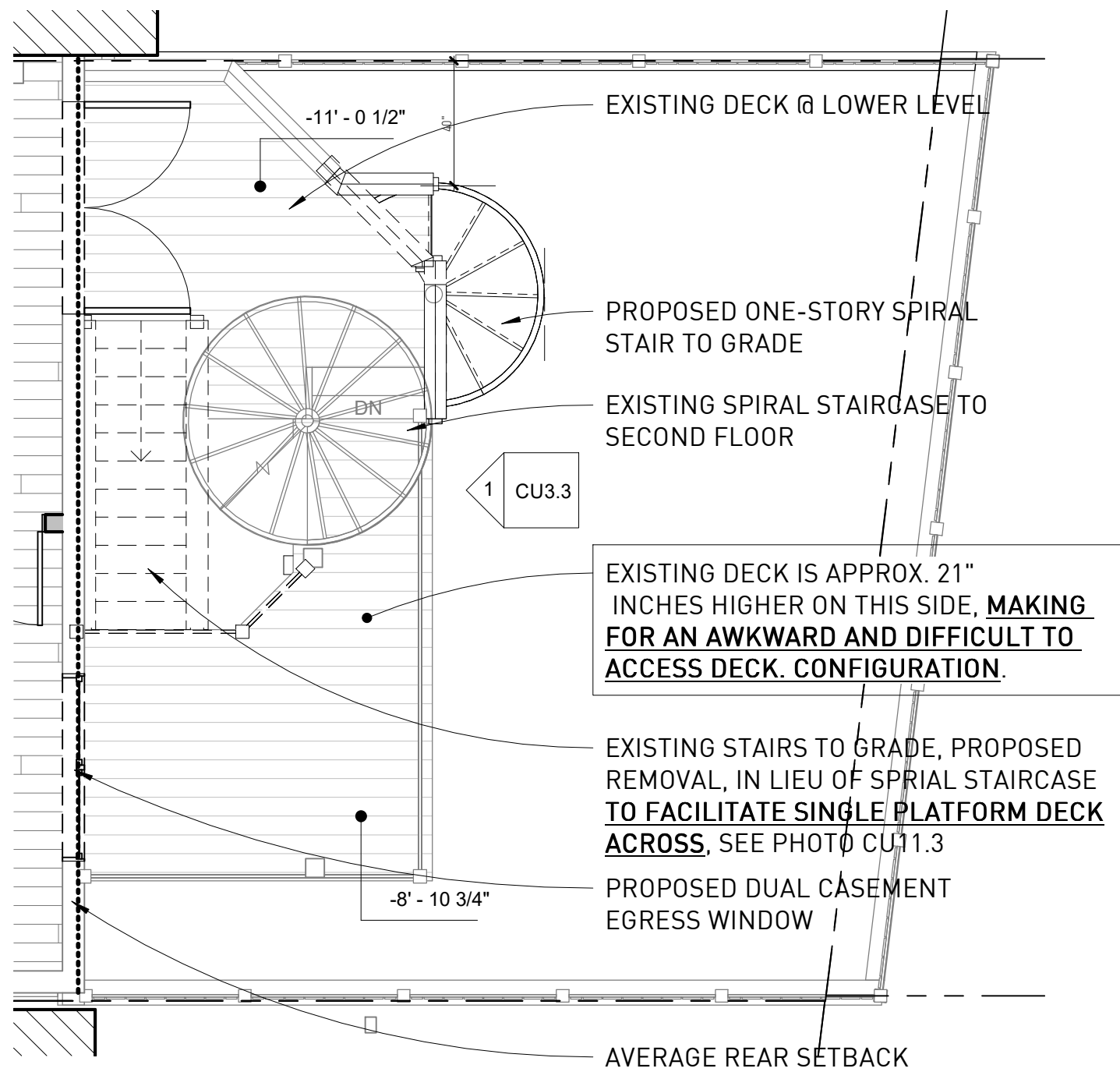
1 EAST ELEVATION Copy 1
3/16" = 1'-0"

RENOVATION FOR:
RAGHAVAN FAMILY
143 CORBETT AVE
SAN FRANCISCO, CA 94114

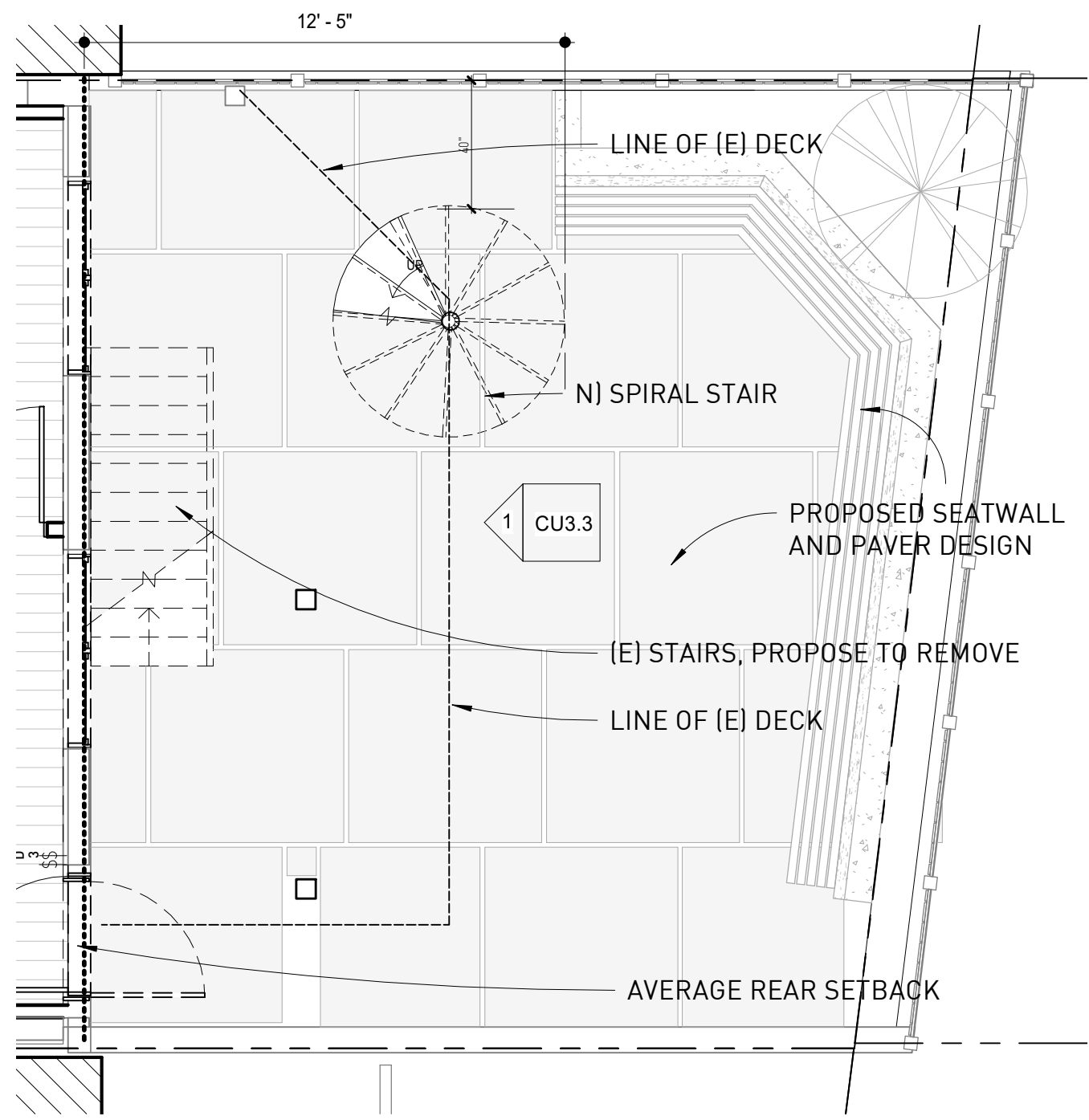
CRUZ A+D
400 PERKINS ST #209
OAKLAND, CA 94610
T: 415.802.7447
MARK@CRUZAD.SPACE

EAST ELEVATION

CU3.4
Scale: 3/16" = 1'-0"



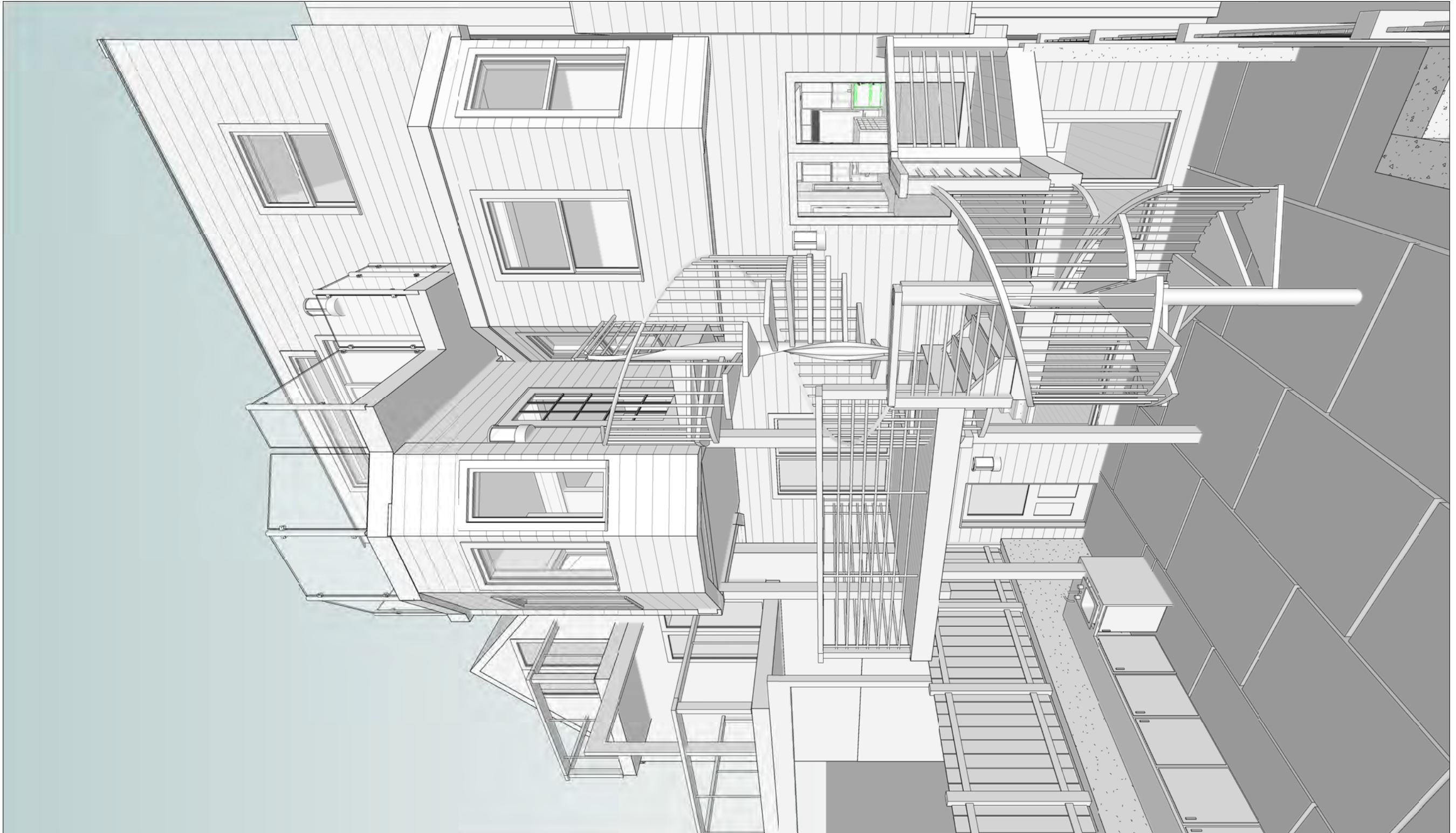
1 LOWER LEVEL FLOOR PLAN - LOWER DECK
1/4" = 1'-0"



2 ENLARGED PLAN - GROUND LEVEL @ REAR YARD
1/4" = 1'-0"

ENLARGED PLAN - LOWER DECK

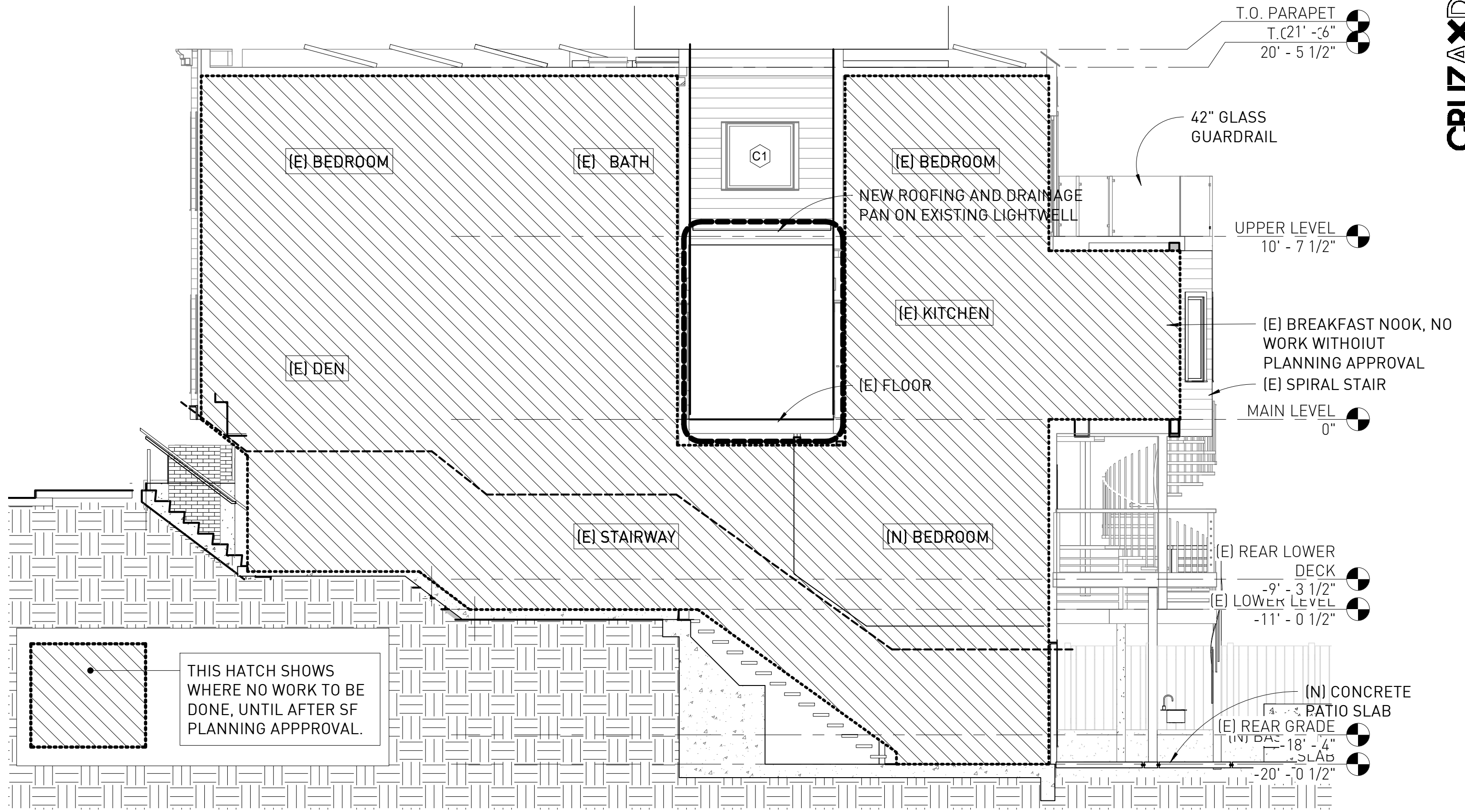
CU5.1
Scale: 1/4" = 1'-0"



**3D PERSPECTIVE OF REAR
STAIRS**

CU5.2

Scale:

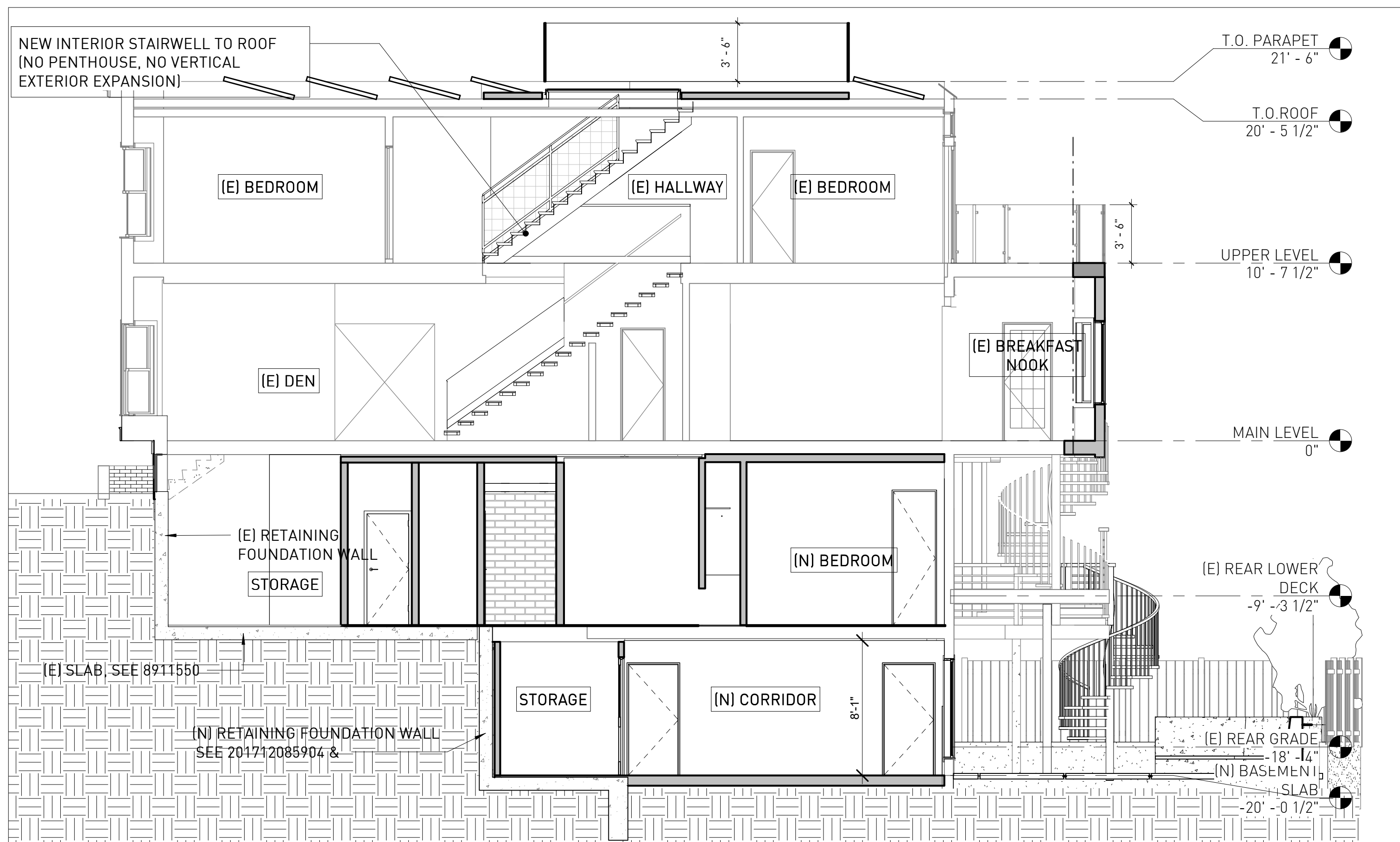


1 SECTION 1 - OTC
3/16" = 1'-0"

RENOVATION FOR:
RAGHAVAN FAMILY
 143 CORBETT AVE
 SAN FRANCISCO, CA 94114

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 400 PERKINS ST #209
 OAKLAND, CA 94610
 T: 415.802.7447
 MARK@CRUZAD.SPACE

SECTION
CU8.1
 Scale: As indicated



RENOVATION FOR:

RAGHAVAN FAMILY

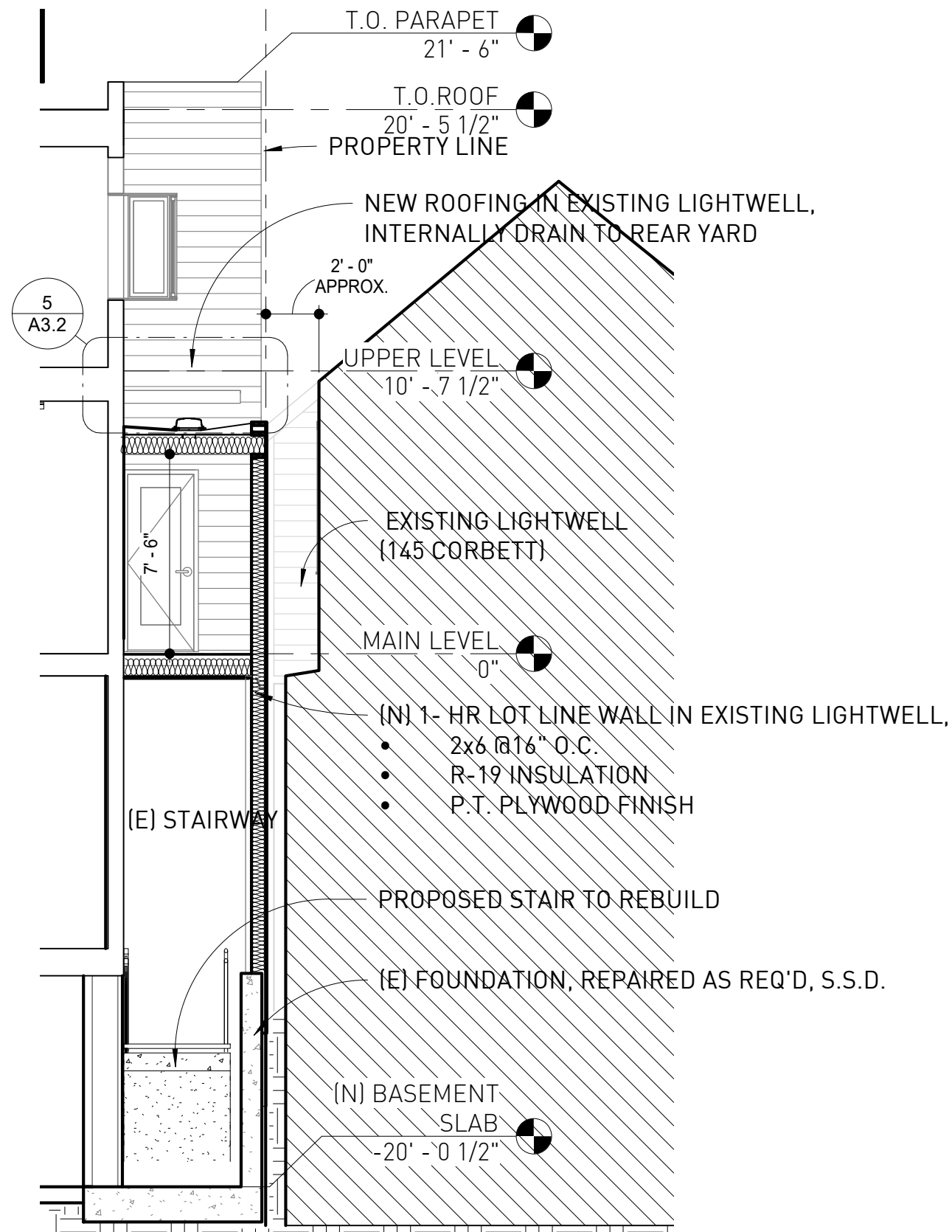
143 CORBETT AVE
SAN FRANCISCO, CA 94114

CRUZ A+D
400 PERKINS ST #209
OAKLAND, CA 94610
T: 415.802.7447
MARK@CRUZAD.SPACE

SECTION

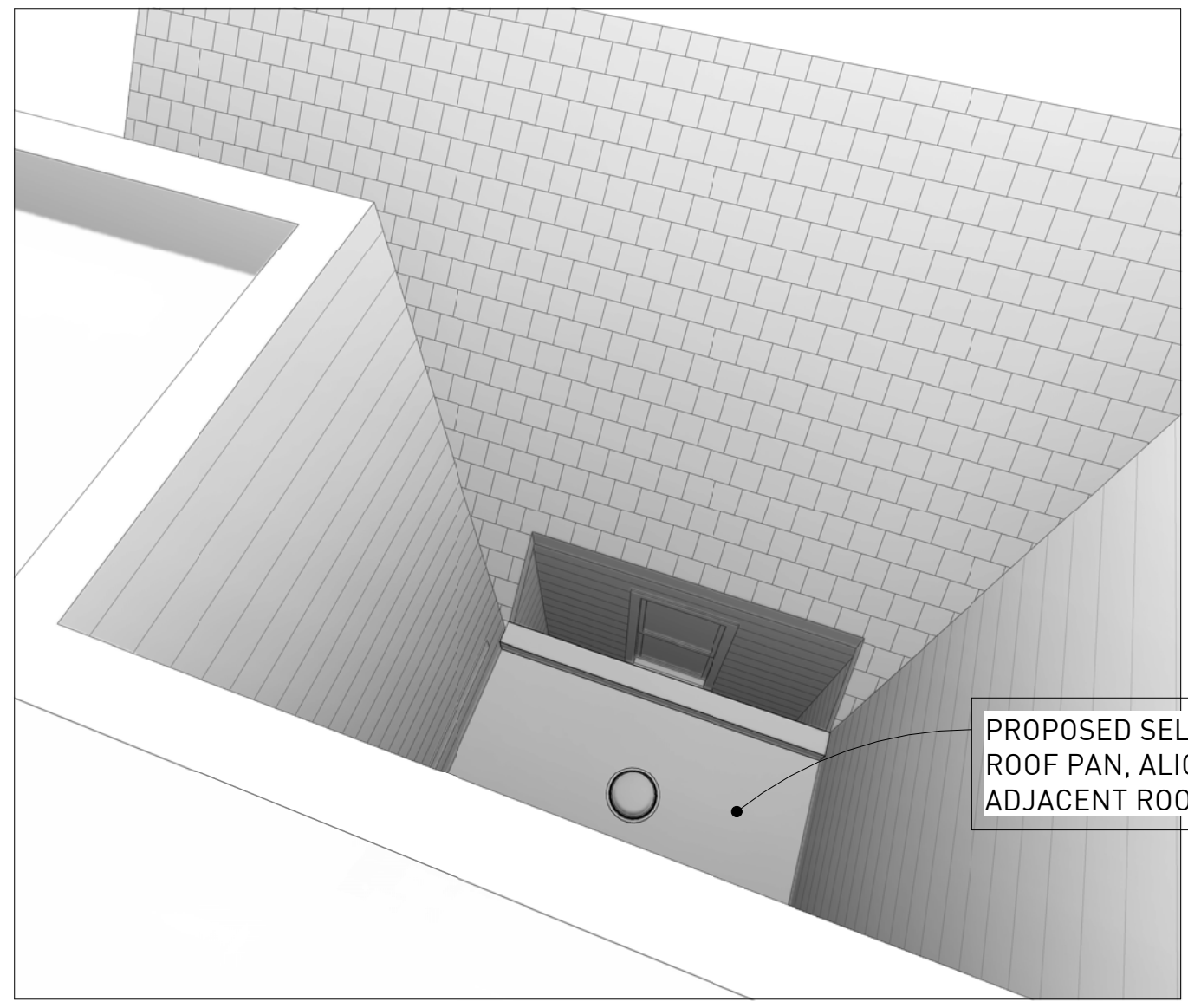
CU8.2

Scale: 3/16" = 1'-0"



SECTION - THROUGH PROPOSED ENCLOSED LIGHTWELL

① 3/16" = 1'-0"



② VIEW OF LIGHTWELL FROM ROOF

RENOVATION FOR:
RAGHAVAN FAMILY
 143 CORBETT AVE
 SAN FRANCISCO, CA 94114

CRUZ A+D
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 OAKLAND, CA 94610
 T: 415.802.7447
 MARK@CRUZAD.SPACE

LIGHTWELL ENCLOSURE

CU9.1
 Scale: 3/16" = 1'-0"

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California
County of San Francisco
On 1-23-2018 before me, Matt G. Miller, Notary Public
personally appeared Alfred W. Driggs IV and Jennifer H. Creelman

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

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

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Lightwell Infill Plans
Document Date: 1-23-18 Number of Pages: 1
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
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personally appeared Alfred W. Driggs IV and Jennifer H. Creelman

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

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

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: Lightwell Infill Plans
Document Date: 1-23-18 Number of Pages: 1
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

LIGHTWELL AGREEMENT

CU9.2

Scale: 1 1/2" = 1'-0"

ONE Design

2849 California Street • San Francisco, CA 94115 • 415-828-4412 • info@onedesignsf.com

June 8, 2018

City and County of San Francisco
Department of Building Inspection
1660 Mission Street, 3rd Floor
San Francisco, CA 94103

**Re: Rear Cantilevered Room @ 143 Corbett Avenue
San Francisco, CA
Job number: 1841**



To whom it may concern,

Introduction:

On June 5 2018 we conducted a site visit to examine the rear bay that houses the nook at the rear of the kitchen at 143 Corbett Ave. It is our understanding from the permit history that this bay was originally built as a rectangular shaped bay and was later amended so the shape was changed to a semi octagonal shape and was extended a further 12" approximately. The legality of this bay protrusion is beyond the scope of our services and our review herein is limited to a structural inspection only.

Observations:

1. The roof of the bay forms a roof deck accessible from the rear bedroom. The framing of this deck was in accessible and excluded from the scope of our investigation.
2. The railing at the deck was observed to consist of glazed infill panels supported by stainless steel guardrail posts. It was noted that the guardrail does not extend the code required 42" high above the deck surface. It is our understanding however that the railing has yet to be completed, and will be, by adding a continuous top rail which will increase the rail height to the code prescribed 42". It is unknown if the glazed panels are tempered and meet the requirements of chapter 24 of the 2016 CBC. The original installer or a glazing specialist should be retained to confirm this
3. The framing of the floor of the bay under the sunroom was observed from underneath as the soffit was removed and the framing was visible.
4. The 2X12 joists are supported by a wall mounted ledger that is lag screwed into the wall with 3/8" lags staggered at 9" c.c. this connection appears to be adequate for the gravity loads code prescribes. The joists cantilever over a 4X12 beam at the outer edge. This 4x12 beam is non treated and exposed it is supported in turn by 4x6 Pressure Treated (PT) posts with PC framing clips which are continuous to the foundation. This beam should be either replaced with

wood that is PT or naturally preservative to weather. Alternatively it can be finished with a waterproof finish to protect it from the elements.

5. The bay subfloor is plywood and it is recommended that horizontal HDU5 holdowns be added at each side to provide lateral bracing to the bay which currently lacks lateral support at the rear.
6. The soffit is finished with untreated plywood and appears to lack code required venting. We recommend this be finished with a product that is rated for exterior applications and the soffit vented in accordance with code requirements. Waterproofing recommendations are beyond the scope of this report but it is recommended as part of the waterproofing that a drip edge be installed at the outer edge to inhibit the horizontal migration of water along the underside of the soffit.
7. The lower level deck is balloon framed off the 4x6 posts. It is anticipated that this will be rebuilt in kind as part of the remodel of the lower level unit.
8. A system of knee braces or some other method of laterally bracing the posts is recommended at the lower level.
9. The posts at the foundation are supported on 12" diameter piers. They are connected to the piers with cbsq post bases. The piers and footing for the other post forming the landing of the stairs and the post for the spiral stairs have both been undermined by recent excavation that occurred to lower the grade of the rear yard. It is assumed the piers have lost some of their bearing capacity as well as piers usually derive their capacity from skin friction acting at the sides of the piers. It is recommended that new footings be built to support these posts.

We will be issuing details as to how to implement the repairs we recommend in this report in due course.

Our observations and recommendations are limited to structural elements visible to us on the day of our visit. We make no representation as to elements not visible to us on that day nor do we make any recommendation to issues or items related to waterproofing and finishes.

We are happy to answer any questions you may have pertaining to items we have outlined in this report.

Erevan O'Neill P.E.
Lic. No. C75459

LETTER BY THE ENGINEER

CU10.1

Scale: 6" = 1'-0"



THESE PHOTOS TAKEN MAY 22, 2014, EXTRACTED FROM A VIDEO POSTED BY THE REALTOR AT THE TIME OF THE CLOSING BY THE REALTORS SHOW A COMPLETED BREAKFAST NOOK
SEE ~ https://www.youtube.com/watch?v=NAMkLso3slA&feature=em-upload_owner

PHOTOS OF EXISTING
BREAKFAST NOOK
CU11.1
Scale: 6" = 1'-0"



VIEW OF THE TOP FLOR REAR BALCONY NOTE THE APPROX. 36" HIGH RAILING AND THE DISCO BALLS HANGING FROM THE ILLEGEL REAR ROOF ANWING THAT WAS REMOVED



VIEW OF EXISTING BREAKFAST NOOK



VIEW OF EXISTING BREAKFAST NOOK



VIEW OF EXISTING BREAKFAST NOOK SEE CU10.5 FOR LARGER VEIV OF SIDE TRIANGLE

THESE IMAGES WERE TAKEN FROM THE MLS WEBSITE:
<https://mlax.rapmls.com/Gallery.aspx?mls=SFAR&listingRid=290204>

PHOTOS OF THE BREKAFAST NOOK - LMS

CU11.2
Scale: 6" = 1'-0"



PHOTO OF REAR BREAKFAST NOOK - PROTUSION



PHOTO OF AWKWARD SPLIT DECK



PHOTO OF LIGHTWELL



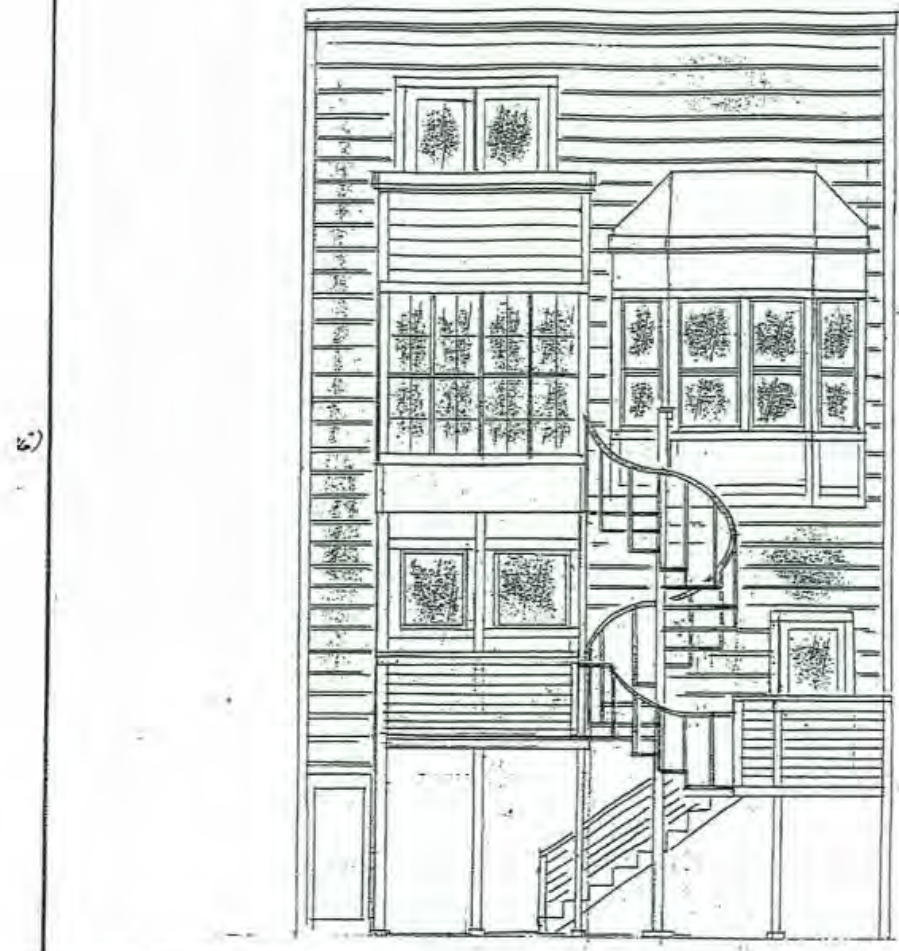
PHOTO OF FRONT STEPS

RENOVATION FOR:
RAGHAVAN FAMILY
143 CORBETT AVE
SAN FRANCISCO, CA 94114

CRUZ A+D
400 PERKINS ST #209
OAKLAND, CA 94610
T: 415.802.7447
MARK@CRUZAD.SPACE

PHOTOS - 143 CORBETT - REAR FACADE

CU11.3
Scale:



REAR ELEV.

5" THREADED RODS w/ WASHER & NUT
EMBEDDED IN FOOTING

APPROVED
DEPARTMENT OF BUILDING INSPECTION
OCT 10 2002
Frank Y. Chiu
FRANK Y. CHIU, DIRECTOR

THIS SIMULATED REPRESENTATION OF THE 2002 PERMIT WAS CREATED TO ILLUSTRATE THE POSSIBLE FORMATION OF THE BREAKFAST NOOK FOR DISCUSSION PURPOSES AT A PLANNING HEARING. IT IS AN APPROXIMATION AS TO THE APPROVED DESIGN IN 2002. THIS IS NOT INTENDED AS A SCHEMATIC DESIGN FOR A RETROGRADE APPLICATION OF THE HISTORY OF THE BUILDING. THE ARCHITECT YIELDS NO LICENSE OR WARRANTY TO ITS USE. IT IS ONLY A VISUALISATION.

RENOVATION FOR:
RAGHAVAN FAMILY
143 CORBETT AVE
SAN FRANCISCO, CA 94114

CRUZ A+D
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OAKLAND, CA 94610
T: 415.802.7447
MARK@CRUZAD.SPACE

HISTORIC INTERPOLATION

CU11.4
Scale: 3" = 1'-0"

213 Acadia Street
San Francisco (415) 584-3289
Fax: (415) 584-6505

Professional Design Services
General Contractors
Electrical Contractors
Mechanical Contractors
S.E. 804755, S. C. 80

DMKD
DIETSCH, MONTALDO, KEENEY, & DIETSCH

PERLE
AVE.
PAIRS

CRUZAD



PHOTO TAKEN ON 6.10.18 BY RESIDENT AT 143 CORBETT AVE.

STATEMENT FROM THE ARCHITECT

"THE NEIGHBORS HAVE SHOWN CONCERN FOR THE FRAMING OF THE EXISTING REAR DECK AND BREAKFAST NOOK @ 143 CORBETT BY SENDING PHOTOS TO SFPLANNING STAFF. IN FULL TRANSPARENCY AND OUT OF OUR CONCERN FOR LIFE SAFETY, WE HAVE SINCE EXPOSED ALL SUPPORTING FRAMING UNDER THE BREAKFAST NOOK IN QUESTION, IN ORDER TO TO BE INSPECTED BY OUR NEW PROJECT ENGINEER, EREVAN O'NIEL, (AS WELL AS JEFF HORN IN PERSON FOR REFERENCE). ONCE WE OBTAIN A BUILDING PERMIT , WE INTEND TO HAVE EVERY ASPECT OF THE ENTIRE HOUSE, EXISTING AND PROPOSED, FULLY RE-CALCULATED , REVIEWED, ENGINEERED, AND INSPECTED AS REQUIRED BY THE ENGINEER AND DBI INSPECTORS.

WHILE ON THE TOPIC OF STRUCTURAL SAFETY ABOVE THE REAR YARD AREA: THIS ARCHITECT WOULD LIKE TO ALSO MAKE MENTION OF A PRECARIOUSLY-FRAMED, THREE STORY DECK ON THE REAR OF 145 CORBETT. THE PHOTOS TAKEN HERE SHOW SOME LEVEL OF NEGLECT LEADING TO DILAPIDATION AND DISREPAIR OF AN EXISTING NON-CONFORMING STRUCTURE. ADDITIONALLY, IT DOES NOT APPEAR TO BE CONSISTENT WITH AN PERMIT-APPROVED DECK DESIGN BY DBI STANDARDS?

OF SPECIFIC CONCERN:

- IT IS NOT CLEAR IF THE BEAMS HAVE THE APPROPRIATE COLUMN BRACKETS
- THE GUARDRAIL IS APPRENTLY 42" IN SOME PLACES, DO APPER TO BE READY FOR A 200 LB LOAD APPLIED LATERALLY @ THE TOP RAIL
- IT IS NOT DIFFICULT FOR ANY BUILDING PROFESSIONAL TO ASSESS THAT ITS LACK IN LATERAL BRACING SUPPORTS, MAKE IT A PERILOUS PLACE TO BE DURING A SEISMIC EVENT.

THE DECK DESERVES AT THE VERY LEAST TO BE INSPECTED BY AN ENGINEER, JUST AS THE OWNERS OF 143 CORBETT ARE CURRENTLY DOING WITH THEIR OWN HOME. FOR THE SAKE OF THE SAFETY OF THE OWNERS AND THEIR YOUNG CHILDERN, PERHAPS FUNDS SPENT ON ATTORNEY'S FEE MIGHT BE MORE PRUDENTLY SPENT ON THE RECTIFICATION OF THIS CONTRAPTION."

PHOTOS - 145 CORBETT - DECK

CU12.1

Scale: 12" = 1'-0"



COLUMN CAP?

LATERAL BRACING?

42" GUARDRAIL?

CAN THIS POST RESIST A 200 LB. LOAD?

HOLDDOWNS

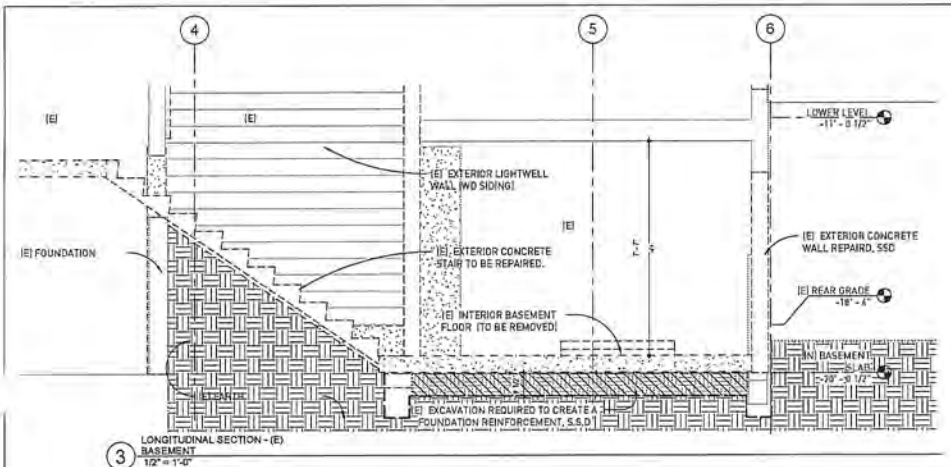
COLUMN CAP?

PHOTOS - 145 CORBETT - DECK

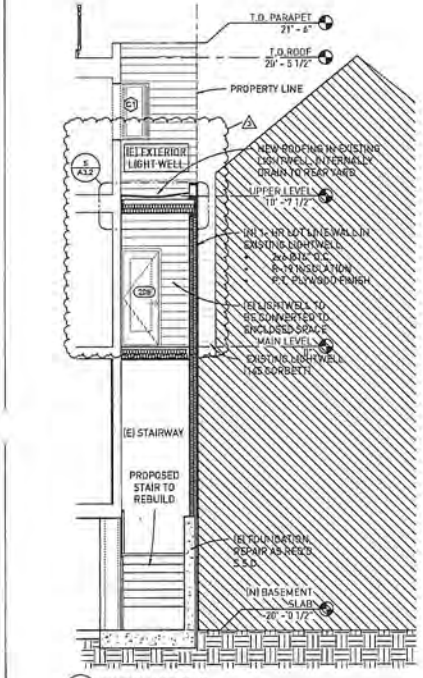
CU12.2

Scale:

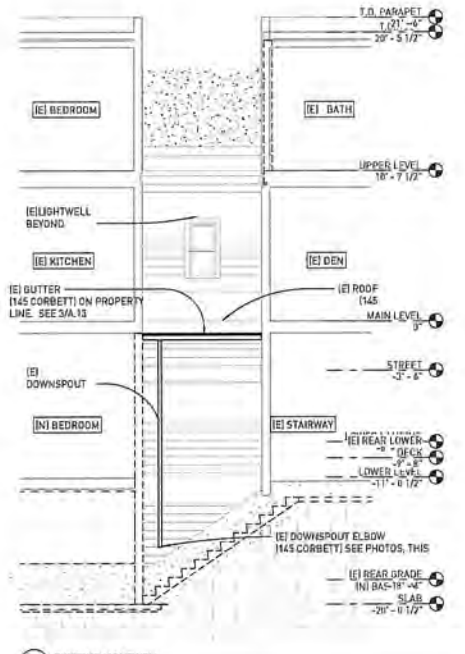
EXHIBIT B



3 LONGITUDINAL SECTION - (E)
BASEMENT
1/2" = 1'-0"

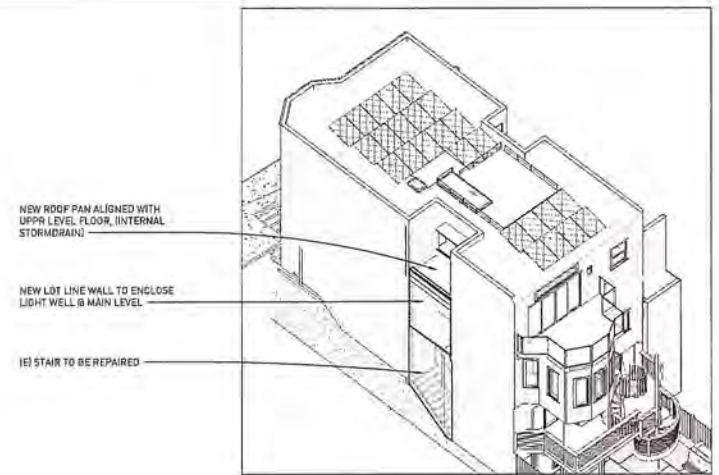


2 SECTION - LIGHTWELL
1/4" = 1'-0"



1 EXISTING LIGHTWELL
1/4" = 1'-0"

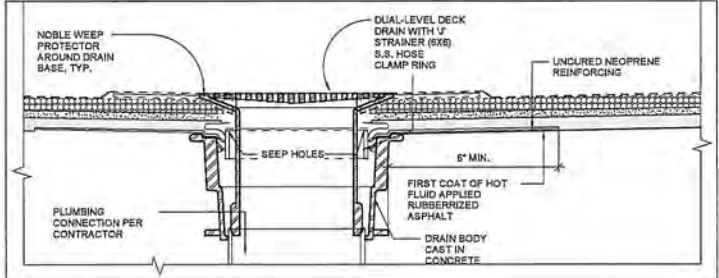
REVISIONS			
NO.	DATE	PLANNING	DESCRIPTION
1	5-1-17	PLANNING	
2	8-8-17	CONVEYER	CONVEYER WATER SET - INTERFERE
3	11-15-17	REVISION	REVISION - LIGHTWELL



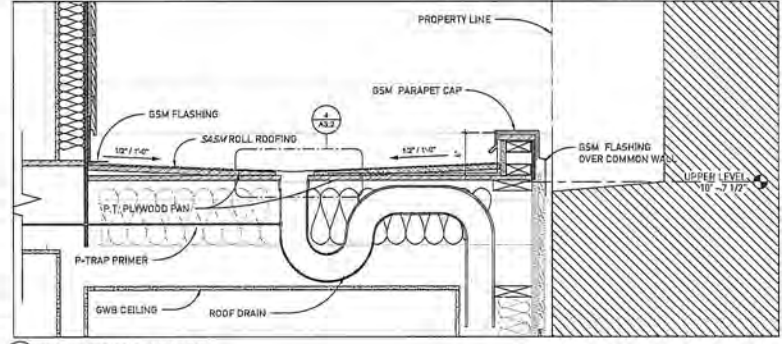
NEW ROOF PAN ALIGNED WITH
UPPR LEVEL FLOOR, INTERNAL
STORMDRAIN

NEW LOT LINE WALL TO ENCLOSE
LIGHT WELL @ MAIN LEVEL

(E) STAIR TO BE REPAIRED



4 ROOF DRAIN DETAIL
6" = 1'-0"



5 NEW ROOF/DOWNSPOUTS DETAIL
1 1/2" = 1'-0"

RENOVATION

RAGHAVAN FAMILY
143 CORBETT AVE.
SAN FRANCISCO, CA 94114

FJ SANDOVAL CONSTRUCTION
1003 Montgomery Ave
San Bruno, CA 94066
Tel: 415.354.1712
francesco@fjsandoval.com



SECTIONS - EXISTING LIGHTWELL

SCALE: AS SHOWN
A3.2
DATE: 7/26/17

1-23-2018 Approved by: Alfred W. Driggs IV
1-23-2018 Approved by: JAMES H. GREENMAN

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)
County of San Francisco)

On 1-23-2018 before me, Matt G Miller, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Alfred W. Driggs IV and Jennifer H Creelman
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Lightwell Infill Plans
Document Date: 1-23-18 Number of Pages: 1
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT C

From: **Horn, Jeffrey (CPC)** <jeffrey.horn@sfgov.org>
Date: Fri, Jun 8, 2018 at 7:48 PM
Subject: FW: 143 Corbett
To: Mark Cruz <mark@cruzad.space>

FYI

Jeff Horn, Senior Planner

Southwest Team, Current Planning Division

San Francisco Planning Department

1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-6925 | **Email:** jeffrey.horn@sfgov.org

www.sfplanning.org | [San Francisco Property Information Map](#)

From: Horn, Jeffrey (CPC)
Sent: Friday, June 08, 2018 7:46 PM
To: 'Stephen M. Williams'
Cc: 'Jennifer Creelman'
Subject: RE: 143 Corbett

Hi Steve,

I have put out all materials for you to review and will follow this email with a PDF of all the emails I have received or sent.

The scope of the CU and Variance are for the legalization work done beyond the approved plans of the 2002 permit, specific to portions of the building located within the required rear yard setback. I went on a site visit of the building earlier this week, to better understand the areas that were illegally constructed. From my review of the existing conditions vs. the last approved plans (2002), the scope of work the Sponsor seeks to be legalized

and therefore triggering the CU and Variance is the angled bay addition beyond the original square bay, the triangular volumes added where the square bay meets the rear wall, any proposed additions to or new decks or stairs and any non-compliant or unpermitted new railings along the property lines that do not meet Fire code standards.

The scope of work for the CU does also incorporate all of the scopes of work from the many previously issued building permits. This is to satisfy DBI, who requested that Building Permit #201708094368 be an all-encompassing permit.

Please review my attached figure "Rear Façade Photo History," this is an analysis of the rear of the building through aerial photography since 2002. It is in my opinion that in 2002, the square bay breakfast nook existed in compliance with the 2002 plans. Sometime between the March 14, 2010 and March 29, 2011 is when that the rear of the square bay was extended out to the current angled bay shape. Based on this photo analysis, It seems that most of the illegal work that is within the rear yard, and requiring the CU and Variance, occurred prior to the current owners purchase of the property in 2014. Records show the purchase was completed on 5/9/2014, and the photo dated 6/7/2014 shows a clear view of an enclosed, angled bay breakfast nook.

Staff is in support of the CU in our recommendation to the Commission. In regards to a decision on the Variance, that will be at the discretion of the Zoning Administrator after the public hearing is closed.

Do you think you will be submitted materials for the Commission Package? Those would be needed by early Thursday morning at the latest.

Thank you,

Jeff Horn, Senior Planner

Southwest Team, Current Planning Division

San Francisco Planning Department

1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-6925 | **Email:** jeffrey.horn@sfgov.org

www.sfplanning.org | [San Francisco Property Information Map](#)

From: Stephen M. Williams [<mailto:smw@stevewilliamslaw.com>]
Sent: Thursday, June 07, 2018 4:21 PM
To: Horn, Jeffrey (CPC)
Cc: 'Jennifer Creelman'
Subject: 143 Corbett

Jeff:

We have had a long quiet period since this permit was sought....over a year I believe....Can you please put the files out for me to review. I would like to see everything that that has been going on and the communication the new architect, and attorney and others have been sending to the Dept to justify the application. I am really hoping that the Dept recommendation will be "no" as to the CU and the variance as these folks were breaking the rules from the opening bell on the project, knew they were breaking the rules and just continued to break more rules to cover it up....That should not be rewarded with the exceptions and special favors they are seeking.

Possible to put that stuff out for me?

Thanks...Steve

Stephen M. Williams

1934 Divisadero St.

San Francisco, CA 94115

Ph: (415) 292-3656

Fax: (415) 776-8047

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--
Mark Cruz RA
CRUZ A+D
415 802 7447

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 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 if 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.



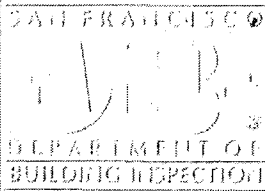
EXHIBIT D

DATE	PERMIT #	DESCRIPTION	COST	COMMENTS
	201712085904	REVISION TO APP#201508275417. RETAINING WALL REBAR CHANGE	\$15,000.00	Engineering revision to lower retaining wall
	M840287	STREET SPACE	Not Specified	
	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
	201707182269	REMOVE (E) FRENCH DOORS, INSTALL NEW DOORS IN (E) OPENING. AT THE BACK OF BUILDING.	\$4,300.00	
	201705166740		\$80,000.00	
	201611233483	WORK VIOLATION REQUEST OF BLD OFFICIAL. INSTALL NEW RETAINING WALL AT REAR YARD AS PER PLANS	\$10,000.00	
	201703272431	FOUNDATION IMPROVEMENTS AT BASEMENT AND UNDERPIN PARTIAL EXTG WEST REAR FOUNDATION.	\$30,000.00	
	201609167972	REVISION TO PERMIT #201511253643: INFILL ON LIGHTWELL ON EAST SIDE OF BUILDING AS NOTED ON PLAN. CLERICAL ERROR SHOWS WEST.	\$1.00	East vs West mistake
	201511253643	INFILL LIGHTWELL ON SOUTHWEST SIDE OF THE HOUSE.	\$15,000.00	
	201411252473	OPEAN WALLS IN VARIOUS LOCATIONS ON 1ST, 2ND AND FLOORS TO INSTALL ELECTRICAL REPLACEMENT CABLES RELATED TO ELECTRICAL PERMIT #E201409243026.	\$1,000.00	
	201408113493	REPAIR DRY ROT ON FLOOR & WALL OF THIRD FLOOR BATHROOM. REPLACE PLUMBING FIXTS. (E) LIGHTING & VENTILATION TO REMAIN.	\$13,000.00	
	201409186685	INSTALL NEW BATHROOM ON 3RD FLOOR, REMODEL EXISTING BATHROOM ON 3RD FL. ADDRESS COMPLAINT 20149441	\$25,000.00	
	201507060719	REPLACE REAR WINDOWS (6) NOT VISIBLE FROM THE STREET. IN-KIND SIZE & TYPE. U-FACTOR 0.32 MAX.	\$3,200.00	
	201608195515	TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER PA#201408113493, 201409186685, 201411252473. ALL WORK IS COMPLETE.	\$1.00	
	M717728	STREET SPACE	\$1.00	
	M687747	STREET SPACE PERMIT	\$1.00	
	201603091590	GIRDER REPLACEMENT AT LOWER & BASEMENT LEVELS, ADD FOUNDATION UPGRADES.	\$8,000.00	
	M660507	STREET SPACE	\$1.00	
	M654467	STREET SPACE	\$1.00	
	201508275417	INSTALL RETAINING WALL, BEAM AND FOOTINGS IN BASEMENT	\$15,000.00	
	M601647	STREET SPACE	\$1.00	
	201508245070	INSTALL 2ND UNIT, INSTALL BEDROOM & BATHROOM AND KITCHEN AT GROUND LEVEL	\$60,000.00	
	M598967	STREET SPACE PERMIT	\$1.00	
	M581527	STREET SPACE	\$1.00	

		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	
		200201106676	RENEW APP #200011105445	\$3,000.00	
		200011105445	REPAIR REAR EGRESS STAIRS PER N.O.V. 200007945	\$3,000.00	
	8/9/1989	8911550	REPLACE CONCRETE SLAB ON FLOOR BELOW STREET LEVEL	\$1,000.00	Some question of the Gross Arwa calculation was offset by this section. This space is not drafted correctly in the 200210108753
		8717127	REMOVE PLASTER & LATH IN BATHROOM, RESHEETROCK	\$500.00	
		8811172	REPAIR FUNGUS DAMAGE	\$5,000.00	
		8716328	REMOVE LATH & PLASTER IN KITCHEN/NO STRUCTURAL/DESIGN CHANGE	\$400.00	

EXHIBIT E

OFFICIAL COPY



BUILDING ENLARGEMENT DESCRIPTION
 VERTICAL
 HORIZONTAL

APPROVED
Dept. of Building Insp.

AUG 31 2016

Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR

APPROVED FOR ISSUANCE

8/31/2016

BLDG. FORM 3/18

APPLICATION NUMBER

DCSA APPROVAL NUMBER

Bld 201500691

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

DEPT. OF BUILDING INSPECTION
 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.

DO NOT WRITE ABOVE THIS LINE

PLANS REC. RECEIPT NO. 142575	(1) STREET ADDRESS OF JOB 143 CORCORAN AVE	BLOCK & LOT 2666 / 060
PERMIT NO. 1402304	(2A) ESTIMATED COST OF JOB \$6,000	(2B) REVISED COST \$15,000

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(6A) TYPE OF CONSTR. V-P	(6A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE SINGLE FAMILY	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS 1
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(6B) TYPE OF CONSTR. V-P	(6B) NO. OF STORIES OF OCCUPANCY 3	(6B) NO. OF BASEMENTS AND CELLARS 1	(7B) PROPOSED USE (LEGAL USE) SINGLE FAMILY	(8B) OCCUP. CLASS R-3	(9B) NO. OF DWELLING UNITS 1
-----------------------------	---------------------------------------	--	--	--------------------------	---------------------------------

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?
 YES NO

(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?
 YES NO

(12) ELECTRICAL WORK TO BE PERFORMED?
 YES NO

(13) PLUMBING WORK TO BE PERFORMED?
 YES NO

(14) GENERAL CONTRACTOR
 ADDRESS: FERNANDOVAL 1348 DOLORES ST. 94110
 PHONE: 415-738-7112
 CALIF. LIC. NO.: B7052103
 EXPIRATION DATE: 2/18

(15) OWNER - LESSEE (CROSS OUT ONE)
 ADDRESS: PABIANI PACHANAW 21289 MOUNT EDEN RD
 ZIP: 94520
 PHONE (FOR CONTACT BY DEPT): 408-1074-1907

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
 INFILL LIGHT WELL ON SOUTHSIDE OF THE HOUSE

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BUILDINGS? YES <input type="checkbox"/> 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? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

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

(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, 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 is to be closer than 10" to any line extending more than 700' wide. See Sec. 265, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of existing walls and wall footings must be submitted to City 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 (23).

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

Under no circumstances shall existing materials have a clearance of not less than two inches from electrical wires or equipment.

CHECK APPROPRIATE BOX:
 OWNER
 CONTRACTOR
 ARCHITECT
 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 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 3850 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (1) or (2) designated below, or shall substitute item (3), (4), or (5), whichever is applicable. If however item (4) is checked, item (3) must be checked as well. Mark the appropriate method of compliance below.

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

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

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

Carrier: _____
 Policy Number: _____

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

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

(5) I certify as the owner (or the employer or the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Tom C. Hui
 Signature of Applicant or Agent

DATE: 8/1/2016

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

REV 06/13

OFFICE COPY

EXHIBIT F

On Wed, Feb 24, 2016 at 6:17 PM, Rajan Raghavan <rraghavan57@gmail.com> wrote:
Hi Chip:

The present permit is not for the lightwell between our homes. Before we submit the plans to the city we will show it to you and get your inputs. We will take care of all the water drainage issues that has been there before our times. Since Francisco is there all the time and he is the most competent to understand the problems please explain it to him. We will definitely do everything we can within reason to take care of it on our own.

As Francisco mentioned we have asked him to work with you on taking out the concrete that is there downstairs and accommodate your convenience and needs. We do have to take out the concrete for us to remodel the space downstairs. Besides, the previous owner/owners seem to have arbitrarily layered one concrete layer on another.

My number is [4083754032](tel:4083754032) and Ragini's number is [4086741907](tel:4086741907). Please text us if we have to address any issues and to reiterate please reach out to Francisco to address any issue.

Rajan

On Wed, Feb 24, 2016 at 9:53 AM, Chip Driggs <chipdriggs@gmail.com> wrote:

Hi Rajan,

We appreciate the note and continued communication about what is going on next door. I also appreciate your understanding that we neighbors have been the ones bearing majority of the inconvenience of the construction as you the homeowner are not living near this construction zone. Jennifer is very sick and over the last week she has not been able to get good rest during the day due to the construction and I have had to alter my work at home schedule over the last 18 months as I've been concerned that the construction noise would interrupt important calls I am on. I'm bringing this up just to bring some reality to the situation and how your construction has had real world consequences for us personally.

As we discussed, if there was better communication from day one we could have avoided a lot of the confusion as to what is being done. With that said, I do want to tell you that we are again very concerned this morning as there is jack hammering going on which is seriously vibrating our house and have concerns that this could be causing some unintended consequences on our property. I would like to take you up on the "courtesy" of viewing what is being done in the lower levels which "could" be affecting our property. I will ask Francisco to take a look next time I see him.

Thank you for the pre-notice of intent to in-fill the light well along our property line. I again want to confirm that the current filed permit to in-fill the "south" light well is NOT for the light well between our homes? As we have discussed and you mention above, there are serious water issues between our homes and this is a very big concern of ours. Our homes have been like this for over 100 years and as you mention there will need to be some cooperation

from both parties to properly address that issue. I would like to hear as soon as possible what the plans are to address the the water drainage issue. We are 100% prepared to fully cooperate with your intent to infill the light well, but also want to be clear that if an acceptable solution to the water issue is not proposed, we will be forced to do everything in our power to delay, stop, or change the proposed infill.

Thanks for reaching out Rajan, I do hope to continue with the open lines of communication.

Best,

Chip

On Mon, Feb 22, 2016 at 5:45 PM, Rajan Raghavan <rraghavan57@gmail.com> wrote:
Hi Chip:

We have researched the issue extensively and also spoken to our engineer, building architect and the building department. The summary is very simple: What we have undertaken is engineered correctly and compliant with the legal codes. We took your inputs seriously and took time researching the data in depth.

I am ok with you taking a look at the work being done under our house as a courtesy. Please schedule with Francisco our contractor if you would like to do so. Christopher our other neighbor did stop by and Francisco showed him around the basement. I am reproducing the email from our team as a reference:

"Tim, Javier and myself have made various trips to different departments to investigate the information you had forwarded me. First of all after showing the building department this information they (SFDBI), informed us the map and the link is a insert from the building department. There are various codes pertaining to this section. "A project may or may not require one of the various codes pertaining to this section" I know nothing of your neighbors project, I do not know what their project entails, requires or how their professional team has designed their project. Therefore depending various factors on their project they may have fallen into one of these requirements. "WE" cannot assume or make an assessment of what they are required to do.

What I do know is that we have gone through all the proper channels of planning, building and engineering. WE have an approved plan and permits by all departments. Furthermore the building department reiterated our project did not require public notification. You have the option of informing your neighbors of your work (if) you wish to do so. Again this would be voluntary but not required. We have fulfilled our requirement and have done nothing illegal".

Also, we do want to let you know well in advance that we plan to enclose our side of the lightwell. Francisco and we are prepared to discuss the plans with you and also address the water issues. We are ok with accommodating changes within reason. When we do apply to the city we will of course send all the notifications as would be required by the city.

Regards,

Rajan

On Sat, Jan 30, 2016 at 5:52 PM, Chip Driggs <chipdriggs@gmail.com> wrote:

Rajan,

Thanks for taking the time today to discuss the remodel your undertaking and listening to our concerns. A couple key points from the conversation is that you will better communicate to the neighbors of the project status and well as reassuring us that anything which is not to code you will make the appropriate changes to comply with code.

We discussed the excavation which was being done, and below are details from both the City of SF and our Surveyor and architect which clearly states that 143 Corbett has a slope $>20^\circ$ which would require a geotechnical report.

From the SFDBL.ORG website

Note: A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:

- *The project involves a lot split located on a slope equal to or greater than 20 percent.*
- *The project is located in a seismic hazard landslide zone or on a lot with a slope average equal to or greater than 20 percent and involves either*
 - *- excavation of 50 or more cubic yards of soil, or*
 - *- building expansion greater than 1,000 square feet outside of the existing building footprint.*

A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.

I have included a map from the planning dept. which highlights 143 Corbett Ave as being a lot which is greater than 20° slope.

*see attached CatEx Determination Map

We also had our architect calculate the slope using our survey and his calculations confirmed as well that in fact the slope is $>20^\circ$

Architect Notes:

- A survey point was taken slightly west-of-center on the northernmost property line as it runs along Corbett Avenue. The elevation of this point is 252.29'.
- A survey point was also taken slightly west-of-center on the property line defining the southernmost end of your lot. The elevation of this point is 237.09'.
- A line connecting these two points (which is almost precisely parallel to your eastern and western property lines) is 74.17' long.
- The slope between these points is: $100 \times [(252.29' - 237.09') / 74.17'] = 20.49\%$

I have copied Bill and Christoher as well seeing the large amount of earth being excavated is also a concern of theirs.

Please let us know how you plan to address this potential issue.

Also, here is the permit details which was filed by FRANCISCO SANDOVAL. I know you told me you had no intentions of filling in the light well on our property line, but as you can see in the permit details, the permit was filed to infill the LIGHTWELL ON SOUTHSIDE OF THE HOUSE. Our house would be on the south side of your house, so to us, this clearly looks like a permit had been filed for to infill the light well between our houses.

Permit Details Report

Report Date: 1/30/2016 5:45:43 PM

Application Number: 201511253643

Form Number: 8

Address(es): 2656 /060 /0 143 CORBETT AV

Description: INFILL LIGHTWELL ON SOUTHSIDE OF THE HOUSE.

Cost: \$6,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Thanks again Rajan for the time. I do hope we can have better communication to avoid any continued misunderstanding of what is being done next door.

--

Chip Driggs

--

Chip Driggs

EXHIBIT G



Date Filed:

BOARD OF APPEALS

SEP 15 2016

APPEAL # 16-155

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT OF APPEAL

I / We, **Stephen Williams**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2015/11/25/3643** by the **Department of Building Inspection** which was issued or became effective on: **August 31, 2016**, to: **Rajan Raghavan**, for the property located at: **143 Corbett Avenue**.

BRIEFING SCHEDULE:

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: **December 22, 2016, (no later than three Thursdays prior to the hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with eleven (11) copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day. In addition, an electronic copy should be emailed to: boardofappeals@sfgov.org if possible.

Respondent's and Other Parties' Briefs are due on or before: **January 05, 2017, (no later than one Thursday prior to hearing date)**, up to 12 pages in length, doubled-spaced, with unlimited exhibits, with eleven (11) copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day. In addition, an electronic copy should be emailed to: boardofappeals@sfgov.org if possible.

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

Hearing Date: **Wednesday, January 11, 2017, 5:00 p.m., City Hall, Room 416, One Dr. Carlton B. Goodlett Place.**

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

In order to have their documents sent to the Board members prior to hearing, **members of the public** should submit eleven (11) copies of all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

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

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

The reasons for this appeal are as follows:

See attached statement.

Appellant or Agent (Circle One):

Signature: _____

Print Name: _____

[Handwritten Signature]
Gabriel Nevins

Appeal of Building Permit Application No.: 2015.1125.3643
143 Corbett Ave; APN: 2656/060

BOARD OF APPEALS

SEP 15 2016

APPEAL # 16-155

Attachment 1

This Appeal is for Building Permit Application No.: 2015.1125.3643 (attached). The permit was issued in error and for work that may not be approved over the counter as it directly impacts windows at the neighboring property to the west at 145 Corbett Ave and requires neighborhood notice or a sign off of approval by the owners of 145 Corbett Ave.

Building Permit Application No.: 2015.1125.3643 was filed on November 25, 2015 and the permit was issued August 31, 2016. In the interim, the owners of 145 Corbett, the west adjacent neighbors have objected to the plan and the proposed infill of a light-well on the west side of the Project Building. As a result of these complaints, the Project Sponsor and the Neighbors discussed entering into a Settlement Agreement in which the Project Sponsor agreed to maintain the existing light-well on the west side of the Project Building.

Building Permit Application No.: 2015.1125.3643 states in its description of the work to be performed, "INFILL LIGHTWELL ON SOUTH (WEST) SIDE OF THE HOUSE." Building Permit Application No.: 2015.1125.3643 also lists 3 floors of occupancy even though the Assessor's office records show 2 floors of occupancy for the subject site and no approvals have been approved for an additional floor of occupancy.

The Project Sponsor has admitted in an email that the description of work to be performed contained in Building Permit Application No.: 2015.1125.3643 is an error, and that the work to be done is actually infilling a light-well on the east side of the Project Building. The project Sponsor also assured my clients that this mistake would be corrected, however as of the date of this filing, the Project Sponsor has not corrected the permit prior to the date to appeal the permit.

EXHIBIT H

OFFICIAL COPY



APPROVED
Dept. of Building Insp.

SEP 16 2016

Tom C. Hui
TOM C. HUI, S.E., C.B.O.
DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

BLDG. FORM 318

APPLICATION NUMBER
2016 0916

APPROVAL NUMBER
#972

PM OK H.C.
2016 7/25

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

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

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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

DO NOT WRITE ABOVE THIS LINE

Form header with fields: DATE FILED (9.16.16), PERMIT NO. (1403825), (1) STREET ADDRESS OF JOB (143 CORBETT AVE), BLOCK AND LOT (2050/460), (2A) ESTIMATED COST OF JOB (1.00), (2B) REVENUE COST (0.00).

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with columns: (4A) TYPE OF CONSTR., (4B) NO. OF STORIES OF OCCUPANCY, (4C) NO. OF BASEMENTS AND CELLARS, (7A) PRESENT USE, (6A) OCCUP. CLASS, (6B) NO. OF DWELLING UNITS.

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with columns: (4) TYPE OF CONSTR., (5) NO. OF STORIES OF OCCUPANCY, (6) NO. OF BASEMENTS AND CELLARS, (7) PROPOSED USE (LEGAL USE), (6) OCCUP. CLASS, (6) NO. OF DWELLING UNITS.

Table with columns: (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?

Table with columns: (14) GENERAL CONTRACTOR, ADDRESS, ZIP, PHONE, CALIF. LIC. NO., EXPIRATION DATE.

Table with columns: (16) OWNER - LESSEE (CROSS OUT ONE), ADDRESS, ZIP, PHONE (FOR CONTACT BY DEPT.).

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

REVISION TO PERMIT 2015. 11.25. 3643 RECALL ON LIGHTWELL ON EAST SIDE OF BUILDING AS NOTED ON PLAN. CLERICAL ERROR SHOWS WEST.

ADDITIONAL INFORMATION

Table with columns: (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, (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?, (25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION), ADDRESS, CALIF. CERTIFICATE NO., (26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN"), ADDRESS.

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... No portion of building or structure is scaffolding used during construction to be closer than 6'0" to any work containing more than 750 volts... Applicant certifies and agrees that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances thereto will be complied with.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee, by acceptance of the permit, agrees 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... I hereby affirm under penalty of perjury one of the following declarations: (1) I have and will maintain a certificate of consent to self-insure the worker's compensation, as provided by Section 2700 of the Labor Code... (2) I have and will maintain the worker's compensation insurance, as required by Section 3700 of the Labor Code...

APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

Signature of Applicant or Agent
Date: 9.16.16

OFFICE COPY

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: DEPARTMENT OF BUILDING INSPECTION

APPROVED: *[Signature]*
Matthew Rails, DBI
SEP 16 2016

DATE: 9/16/16
REASON: de 90
Process. B10
Matt Greene

<input type="checkbox"/>	APPROVED:	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	NOTIFIED MR.
<input type="checkbox"/>	APPROVED:	DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.
<input type="checkbox"/>	APPROVED:	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
<input type="checkbox"/>	APPROVED:	BUREAU OF ENGINEERING	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR.
<input type="checkbox"/>	APPROVED:	REDEVELOPMENT AGENCY	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	HOUSING INSPECTION DIVISION	NOTIFIED MR.

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT

EXHIBIT I

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

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

Appeal No. **16-186**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on December 08, 2016, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the **ISSUANCE** on November 23, 2016 to Ravi Raghavan, of an Alteration Permit (to comply with NOV No. 201631352: install temporary shoring to lower level space per Stop Work Violation request of building official; install new retaining wall at rear yard per plans) at 143 Corbett Avenue.

APPLICATION NO. 2016/11/23/3483
FOR HEARING ON February 22, 2017

Address of Appellant(s):

Address of Other Parties:

Jennifer Creelman, Appellant c/o Stephen M. Williams, Attorney for Appellant 1934 Divisadero Street San Francisco, CA 94115	Ravi Raghavan, Permit Holder c/o Ilene Dick, Attorney for Permit Holder Farella Braun & Martel LLP 235 Montgomery Street San Francisco, CA 94104
--	--



BOARD OF APPEALS

Date Filed:

DEC 08 2016

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

APPEAL # 16-186

PRELIMINARY STATEMENT OF APPEAL

I / We, **Jennifer Creelman**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2016/11/23/3483** by the **Department of Building Inspection** which was issued or became effective on: **November 23, 2016**, to: **Ravi Raghavan**, for the property located at: **143 Corbett Avenue**.

BRIEFING SCHEDULE:

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: **February 02, 2017, (no later than three Thursdays prior to the hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with eleven (11) copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day. In addition, an electronic copy should be emailed to: boardofappeals@sfgov.org if possible.

Respondent's and Other Parties' Briefs are due on or before: **February 16, 2017, (no later than one Thursday prior to hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with eleven (11) copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day. In addition, an electronic copy should be emailed to: boardofappeals@sfgov.org if possible.

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

Hearing Date: **Wednesday, February 22, 2017, 5:00 p.m., City Hall, Room 416**, One Dr. Carlton B. Goodlett Place.

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

In order to have their documents sent to the Board members prior to hearing, **members of the public** should submit eleven (11) copies of all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

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

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

The reasons for this appeal are as follows:

See attached statement.

Appellant or Agent (Circle One):

Signature: _____

Print Name: _____

Gabriel Nunez
Gabriel Nunez

DEC 08 2016

APPEAL # 16-186**Statement of Appeal---143 Corbett Avenue****APN: 2656/060****Appeal of Building Permit Application No.: 2106.1123.3483**

Permit Holder/Project Sponsor purchased the single-family dwelling at 143 Corbett Ave. in 2014 and immediately undertook massive alterations. Sponsors obtained some nineteen (19) different permits---all over-the-counter and all issued without neighborhood notification. A recent inspection has revealed that the Sponsors added two additional floors of occupancy to the structure transforming it from a two-story dwelling into a four-story dwelling---without engineered plans or an architect. DBI issued an NOV is requiring that the Sponsors reconcile the numerous permits which have been issued and to provide plans to show the full extent of the work on the site---Existing---Work Done to Date---Proposed.

Sponsors applied for BPA No.: 2015.1123.3483 on November 23, 2016 and the permit was issued the same day. The pattern of serial permitting makes it impossible to tell what work is legal and permitted. The two-floor excavation conducted without approved engineering or plans creates a concern for the neighbors since it was done without the required State or local building code notices to the neighbors and is far below the neighbors' foundation. The topography of the site is a very steep hill moving south from Corbett Avenue down to Market Street. The plans for the subject permit falsely show as "existing" the two new floors that were excavated at the site. Accurate plans should be required and shared with the neighbors.

The neighbors are also concerned about safety at the job site. Given the number of different permits, the neighbors are concerned that there is no central oversight of the entire project, and therefore it is impossible for anyone to know if the Project and Project site are safe, code compliant and free of unreasonable hazards. A new four-story structure requires a licensed engineer or architect (the plans were done by a "designer") and also triggers fire safety issues, seismic and structural concerns. The addition of the two new floors of occupancy was done under the guise of foundation upgrades and other over-the-counter permits.

APPROVED
Dept. of Building Insp.

APPROVED FOR ISSUANCE
NOV 23 2016

BLDG. FORM 3/18

BOARD OF APPEALS
DEC 08 2016
APPEAL # 16-184

BID 201631352

2A

L. RAFAEL NOV 23 2016
Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR

APPLICATION NUMBER
20161232187

OSHA APPROVAL REQUIRED
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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

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.

DO NOT WRITE ABOVE THIS LINE

DATE FILED NOV 23 2016	FILING FEE RECEIPT NO. 11111	(1) STREET ADDRESS OF JOB 143 CORPETT AVE 2656/40	BLOCK & LOT
PERMIT NO. 1410466	ISSUED NOV 23 2016	(2A) ESTIMATED COST OF JOB 70,000	(2B) REVISED COST: \$10,000 DATE: 11/23/16

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING					
(4A) TYPE OF CONSTR. VB	(5A) NO. OF STORIES OF OCCUPANCY: 3	(6A) NO. OF BASEMENTS AND CELLARS: 1	(7A) PRESENT USE: Single Family	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS: 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONSTR. VB	(5) NO. OF STORIES OF OCCUPANCY: 3	(6) NO. OF BASEMENTS AND CELLARS: 1	(7) PROPOSED USE (LEGAL USE) Single Family	(8) OCCUP. CLASS R3	(9) NO. OF DWELLING UNITS: 1
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?		(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?		(12) ELECTRICAL WORK TO BE PERFORMED?	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(13) PLUMBING WORK TO BE PERFORMED?		(14) GENERAL CONTRACTOR		EXPIRATION DATE	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Address: 1378 Belmont St 94110 Phone: 415-734-7172		705303 2/28/17	
(15) OWNER - LESSEE (CROSS OUT ONE)		ADDRESS		BTRC# PHONE (FOR CONTACT BY DEPT)	
Owner		143 Corbett Ave 94114		93007	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
INSTALL TEMPORARY SHORING TO LOWER LEVEL SPACE PER STOP WORK VIOLATION REQUEST OF BUILDING OFFICIAL					
INSTALL NEW RETAINING WALL AT REAR YARD AS PER PLANS					
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?	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?		(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?		(23) ANY OTHER EXISTING BLDG. OR LOT? (IF YES, SHOW ON PLOT PLAN)	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/>		ADDRESS		CALIF. CERTIFICATE NO.	
TWO O'SULLIVAN		24 Leavelle Ave		SAN RAFAEL	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")		ADDRESS			
N/A				C35235	

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 5' to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX:

OWNER
 LESSEE
 CONTRACTOR

ARCHITECT
 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 claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (ii) designated below, or shall indicate item (iii), (iv), or (v), whichever is applicable. If however item (v) is checked, item (iv) must be checked as well. Mark the appropriate method of compliance below.

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

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

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

Carrier _____
Policy Number _____

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

(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 as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith 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 worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

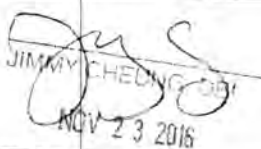




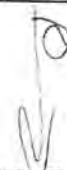
Signature of Applicant or Agent: _____ Date: 11/23/16

CONDITIONS AND STIPULATIONS

BOARD OF APPEALS

08 2016

APPEAL #16-186

REFER TO:	APPROVED:  JIMMY CHEUNG, DEPT. NOV 23 2016 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: <u>NOV 23 2016</u> REASON: <u>ok to process</u> NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: <u>approved. This permit is for 2 things. Retaining wall to be replaced and repaired and a <u>Redd Walls</u> 11/23/16 shoring up at <u>Planning Dept. Todd Kenner</u></u> DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: <u>light well</u>  BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:  MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:  JIMMY CHEUNG, DEPT. NOV 23 2016 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input checked="" type="checkbox"/>	APPROVED: <u>Street space under a separate permit</u> NO ALTERATION TO OR RECONSTRUCTION OF CITY RIGHT-OF-WAY UNDER THIS PERMIT BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: By <u>Rassendyll Dennis, SFPW/BSM</u> 11/23/16 DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:  REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	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 departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT _____

EXHIBIT J

San Francisco Board of Appeals

Appeal No. **16-186**

Jennifer Creelman, and Alfred “Chip” Driggs
Appellants,

v.

San Francisco Dept. Of Building Inspection,
Respondent.

Project Sponsor,
Ravi Raghavan

Appellants’ Brief In Support of Appeal

BPA No. 2016.1123.3483

143 Corbett Avenue

Appeal of Issuance of Alteration Permit No. 2016.1123.3483 by
the Department of Building Inspection.

Hearing Date: Wednesday, February 22, 2017
Time: 5:00 PM
Location: City Hall, Room 416
#1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Stephen M. Williams SBN: 122103
1934 Divisadero Street
San Francisco, CA 94115
Tel: (415) 292-3656
smw@stevewilliamslaw.com
Attorney for Appellants, Jennifer Creelman and
Alfred “Chip” Driggs

INTRODUCTION

Appellants Jennifer Creelman and Chip Driggs live next door (west) to the subject site at 145 Corbett Ave. Appellants seek review of the Subject Project because for the past two years, the Project Sponsors have:

1. Obtained some twenty (20) serial permits, over-the-counter in order to avoid Planning Department review and to deceive the community and DBI about the scope and extent of the Project;

2. Dangerously excavated two new floors of occupancy far below the Appellants' foundations, without notice or approved plans;

3. Completely excavated the rear yard causing serious drainage issues; and

4. Enclosed (with added walls and a roof) a second-floor rear deck to create a new occupied room in the required rear yard without permits, notice or a variance.

Appellants and their neighbors filed seven complaints regarding these illegal activities beginning in August 2014, (before sponsors obtained a single permit) but inexplicably, the complaints were abated or closed each time until an inspection by senior DBI officials in October 2016 brought to light the extent of the violations.

On October 24, 2016, the DBI issued Notice of Violation (“NOV”) # 201631352. The NOV has not been abated or cured. The violation description in NOV # 201631352 states:

A site inspection and a review of issued building permits has revealed that work is being performed that exceeds the scope of work approved. The property is described on city record[s] as a 2 story building. At time of inspection it was noted that the property appears to have four levels. Two levels have been created below street level. New Framing has been done at new floors including the installation of new bathrooms. Backyard level has been excavated and is lower than previous. Retaining walls have been undermined. A new deck has been constructed at roof top level.

Exhibit 1.

Sponsors bought this property in May 2014 and immediately began work without any permits. Now the 105-year-old house has been gutted. Although the building is perched on the side of steeply graded hill, Sponsors excavated two new floors from underneath the existing building without required notice under the civil code, engineering or permits. The entire lot has been re-graded. Retaining walls have been undermined. An external deck was enclosed as part of the internal structure, and a new deck was added on top – all without proper permitting or notice.

None of this work was permitted when it was undertaken. Rather the Sponsors implemented work with no regard to safety or the law. Although the building appears on all City records as a two-story building (Exhibit 2 Planning Information report), the most recent permit, # 2016.1123.3483, (Exhibit 3) falsely states that the building is three stories. Meanwhile it is based on plans (Exhibit 4) which state that the building contains “four stories”. When the neighbors complained, the Sponsors falsified plans and permit applications and then claimed that they had been entitled to perform the work all along. Exhibit 1, NOV #201631352 instructed the Sponsors to stop work; file for a new permit before November 24, 2016 (30 days), which consolidates all the work performed to date with plans; and obtain a new permit by December 24, 2016 (60 days). None of the required actions on the NOV have occurred. As of the filing of this brief, three full months (90 days) will have expired since the NOV was written. Sponsors have failed to comply in any way with the NOV. Sponsors have not filed for a new permit or provided plans as required by the Stop Work Order. Appellants have forwarded a letter to Senior Inspector Joseph Duffy at DBI explaining the complicated chronology of this Project in detail and making it clear that Sponsors are in violation of the NOV; however as of filing the Department has taken no action to enforce its October 24, 2016 order. Letter to Senior Inspector Duffy is Exhibit 5.

The Board of Appeals now has the chance to correct the dangerous and contemptuous construction strategy employed by Sponsors. The Board should grant this appeal and hold the Appealed Permit in abeyance. Sponsors should be ordered to produce a set of plans which accurately depicts (1) what existed at the site prior to construction; (2) explaining what work has occurred since Sponsors acquired the property; and (3) depicting the work to be performed.

PROJECT HISTORY

Sponsors have submitted false permit applications and false plans for the site, which among other things, conceal the fact that Sponsors have illegally excavated two floors of occupancy from under the existing building, and altered a two-story building to create an unpermitted four story building.

The City has recently acknowledged that there are two additional occupied floors in the building which are not on City records. DBI states that the construction has dangerously undermined the retaining walls which keep these buildings perched on their hillside locations, and Appellants' foundation is endangered. Despite putting the construction on hold, the neighbors have still not received the required notification of the planned work, and no one (including the City) knows what work has actually been done. Sponsors illegally added two floors of occupation, and illegally enclosed an external deck. The Board should require that Sponsors reverse these illegal alterations to the building and then re-start this project from the beginning with the correct notification and planning review of all work proposed.

Project Sponsors and Owners, Ravi and his father Rajan Raghavan purchased this property on May 9, 2014 and immediately implemented a massive excavation project, including adding two new floors of living space and the infrastructure for a second unit. In conversations with Appellants, Sponsors stated that they intended to add a new unit however they gave no

formal notice of an excavation for two new floors of occupancy. From the beginning, Sponsor determined to conceal the scope of the project, and thereby avoid the safe, normal, legal building permitting and construction process for properties in San Francisco.

Sponsors did not submit the project to the Planning Department for the required review. Instead Sponsors applied for some 20-different piecemeal over-the-counter permits for various aspects of the Project. All permits were issued over-the-counter without neighborhood notification as is required by Planning Code Section 311. As specified in the chronology (Exhibit 5) all the permits were sought *retroactively* for work already underway, as a result of complaints filed by Appellants and numerous other neighbors after obvious unpermitted construction.

Two New Floors of Occupancy Were Constructed Illegally

Because of the past two years of illegal and unpermitted construction, the building currently has **four** floors of occupancy. This was discovered by DBI during an inspection on October 24, 2016. There is a clear pattern of overlapping, ambiguous, and ultimately false permit applications. Fraud is revealed on the face of every single permit. The Assessor-Recorder's office lists the subject property as a two (2) story building. (Exhibit 2: Assessor's Report.)

Numerous Real Estate websites, show that the house is still understood to be a 2-story building. See Exhibit 6: Zillow Report on 143 Corbett; Exhibit 7: Redfin Report on 143 Corbett; Exhibit 8: Trulia Report on 143 Corbett. The plans from the building's original construction also show two stories.

Sponsors Falsified Permits --Listing an Incorrect Number of Existing Floors of Occupancy

In contrast to the recorded description of the property and all publically available descriptions of the property, Sponsors' permit applications all list three (3) stories of occupancy plus a basement. Exhibit 9, Permit 2014.0811.3493 was applied for on August 11, 2014 and at

box (5A) states that the existing building has 3 floors of occupancy. Exhibit 10 Permit 2014.0918.6685 was issued on September 18, 2014 and at box (5A) which lists the number of stories of occupancy, the handwritten entry appears to be “2” covered by “3”.

Exhibit 11 Permit 2014.1125.2473 was issued November 25, 2014 and at box (5A) states that the existing building has 3 floors of occupancy. Exhibit 12, Permit 2015.0706.0719 was issued July 6, 2015 and at box (5A) states that the existing building has 3 floors of occupancy. Sponsors filed for Exhibit 13, Permit 2015.0827.5417 on August 27 2015, but the permit was issued November 30, 2015 and at box (5A) states that the existing building has 3 floors of occupancy. Sponsors filed for Exhibit 14, Permit 2015.1125.3643 on November 25, 2015 but the permit was issued August 31, 2016 and at box (5A) states that the existing building has 3 floors of occupancy. Exhibit 15, Permit 2016.0916.7972 was issued September 16, 2016 and at box (5A) states that the existing building has 3 floors of occupancy. Exhibit 16, Permit 2016.0819.5515 was issued September 19, 2016 and at box (5A) states that the existing building has 3 floors of occupancy.

The most recent permit, # 2016.1123.3483, Exhibit 3 which is the subject of this appeal is based on plans which state that the building contains “four stories”. The Plans before the Board are false and continue the pattern of fraud and deception by Sponsor and the Contractor. All permits, applied for by Sponsor, incorrectly state that there are three floors of occupancy in the project building or even three floors and a basement (four floors). The legal description provided by the City, lists the building as 2 stories of occupancy. The Sponsors’ motivation for these incorrect descriptions of the property, is and was to cover up the nature, and extent of the work which was actually being performed on the site.

Sponsors Lied to The Neighbors About the Scope of The Project

After purchasing the property in May 2014, Sponsor stated a desire to remodel the Property, and add a unit. Shortly after this conversation Appellants noticed the noise of construction work at the site, and observed substantial construction work occurring on the ground floor of the building---no permits had been applied for or issued. No permits were publicly posted as is required, and no receive written notice of an application for such work was made. On August 7, 2014, the DBI received Complaint # 201489181 (Exhibit 17), reporting unpermitted construction work on the 1st floor of the property.

In response, on August 11, 2014, Sponsors applied over-the-counter, for Permit # 2014.0811.3493 (Exhibit 9) to “repair dry rot on floor and wall of third floor bathroom, and replace plumbing fixtures; existing lighting and ventilation to remain.” On August 11, 2014 Complaint # 201489181 was closed due to the issuance of “PA201408113493”. This was the first example of Sponsors’ *modus operandi* for this project. Sponsors bought the house with the expansion in mind, and upon purchasing the house started the expansion immediately without ANY permits. Each time they were caught doing unpermitted work, they went back and filed for a false permit to cover the work they had already implemented.

Work on the 1st Floor Continued Though the Permit Covered Only Work on the 3rd Floor

On September 16, 2014, the Dept. received Complaint # 201494491 (Exhibit 18) reporting work without a permit and work beyond the scope of the permit. The Complaint notes as additional information, “guttled 1st floor, permit is for 3rd floor bath. Earlier complaint abated by inspector who did not visit but assumed permit covered work.” Exhibit 18.

On September 17, 2014, a DBI Inspector visited the site to investigate Complaint # 201494491. The Inspector noted that the “contractor to provide permits not on site.” Of course, Permits were not in site, because the next day on September, 18 2014, Sponsors applied, over-

the-counter, for PA# 2014.0918.6685 (Exhibit 10) to install a new bathroom on the 3rd floor, remodel existing bathroom on the 3rd floor, and address Complaint 20149441.

On September 18, 2014, the Inspector closed Complaint 20149441, noting that “PA201409186685 issued for work”. It is clear from this timeline, that Sponsors started the work which led to Complaint # 201494491, when an Inspector arrived to investigate the complaint, the sponsors lied and told the Inspector they had merely forgotten to have their permits on site with them, and then they filed for BPA# 2014.0918.6685 to cover their tracks.

The Sponsors Needed to Upgrade Other Systems to Match the Expanded Square Footage

On November 10, 2014, the Department received Complaint #201407451 (Exhibit 19) which reported that the ceilings were being torn out with the windows open, and a failure to contain construction related dust and expressed concern about work beyond the scope of the permit. On November 14, 2014, the Inspector, “issued a correction notice to extend permit to work done [beyond] scope of permit,” and closed the case. Exhibit 19.

On November 25, 2014, Sponsors applied, over-the-counter, for BPA # 2014.1125.2473 (See Exhibit 11) to “Open walls in various location on 1st 2nd and 3rd floors to install electrical replacement cables related to electrical permit E201409243026.” Electrical Permit E201409243026 (See Exhibit 11) was filed for on September 24, 2014 for “2 bathroom and hallway lights, panel upgrade, demo current electrical and upgrade as needed...” BPA# 2014.1125.2473 was issued in late November 2014, to cover the unpermitted work which led to the November 10 complaint, because the electrical permit sited in BPA # 2014.1125.2473 had been issued nearly 8 weeks prior, for a different project (bathroom remodel) in a different part of the house (3rd floor).

The Sponsors Overwhelmed Inspectors with the Sheer Volume of Permits

Complaint # 201542021 was filed on April 22, 2015 (Exhibit 20). The Complaint requested a verification that the project did not exceed the permitting which was limited to a remodel of a third-floor bathroom; the complaint reported that work was going on all day everyday, that the house was taken “down to the studs” and a new electrical box installed.

On April 28, 2015 Complaint # 201542021 was closed with the note, “work per scope of [permits]”. The notes do not indicate that a site visit occurred. This is a good example of how Sponsors have been successful in evading enforcement for the unpermitted work. When confronted with a complaint, sponsors merely apply for more permits, in the hopes that the sheer number of permits that they have obtained will obscure the unpermitted work being performed.

After Excavating New Floors Without Permit Sponsors Enclosed an External Deck

On July 2, 2015, the DBI received Complaint # 201555501 (Exhibit 21), reporting “work outside the scope of permits 201408113493, 201409186685, 201411252473. Enclosing the deck and putting in windows in the deck.” On July 6, 2015, Sponsor was issued, over-the-counter, BPA#2015.0706.0719 (See Exhibit 12) to, “replace rear windows (6) not visible from the street. In-kind, size & type...” On August 10, 2015, Complaint #201555501, was closed with the note, “per scope of permits.” None of the previously issued permits covered this type of work, any framing that occurred before August 10 as reported by the complaint, was done without permit.

The record is clear. Late in the week, Sponsor’s unpermitted work was reported to the Department. After the weekend on Monday, Sponsors filed for a Permit for the first time which would cover ostensibly the unpermitted work---“replacing” windows that never existed before in the new room created. Thereafter the Inspector was unable to return to the site for nearly five weeks, at which point the work at the site appeared to be within the scope of the active permits.

After Excavating Two New Floors, And Enclosing an External Deck, Sponsors Realize That the Building is Not Adequately Supported

On November 24, 2015 DBI received Complaint # 201580691 (Exhibit 22) reporting the following work without permits: “1. closing out lightwell between 143 and 145 Corbett Ave; 2. digging out lower level to put in a new unit; 3. completely redid back deck, closing it in, blocking neighbor’s view.” On November 25, 2015 Sponsors applied for BPA# 2015.1125.3643 (See Exhibit 14) permitting the “[I]nfill of the lightwell on southside of house.” On November 30, 2015 Sponsors were issued BPA# 2015.0824.5417 (Exhibit 13) to, “[I]ninstall retaining wall, beam and footings in basement.”

The Sponsors’ strategy worked again, and on December 2, 2015 an Inspector closed Complaint # 201580691, noting “complaint not valid. Multiple permits issued and filed. See PTS for permits and scopes of work.” The neighbors repeatedly warned the Department of work outside the scope of any permit for two years. Unfortunately, no Inspector inspected the site or responded to the complaint for over a week. In that time, Sponsors were able to slip in and apply for two permits to cover work that had been performed without permits. By the time the Inspector had investigated the complaint, it appeared as though the work was permitted.

After Numerous Complaints, Sponsor’s Dangerous -Unpermitted Excavation Is Discovered

On August 10 2016, Complaint # 201631352 was received by the DBI. Exhibit 23. The Complaint states that the work has been going on for 2 years with no signs posted, and that there has been scaffolding and excavation occurring. On October 24, 2016, the Department issued a Notice of Violation # 201631352 and Stop Work Order (See Exhibit 1). The Notice of Violation states, “A site inspection and a review of issued building permits has revealed that work is being performed that exceeds the scope of work approved. The property is described on city record as a 2-story building. At time of inspection it was noted that the property appears to have four levels.

Two levels have been created below street level... Backyard level has been excavated and is lower than previous. Retaining walls have been undermined. ...”

Sponsors have submitted plans that even abandon the three-story fallacy they created in their permitting. The most recent plan set received by Appellants clearly shows (and states) a total of 4 floors of occupancy. Exhibit 4. Thus, in just under 3 years and nearly 20 permits, Sponsors have obscured from the City that they have converted a two-story building into a four-story building. They did this without notice, permits or oversight. Without warning or notice to anyone, Sponsors excavated the space for the two new floors of occupancy out from underneath the existing building. The neighbors watched as load after load of dirt was removed from the site.

The lack of proper notice and permitting is especially important in this instance. Any extraordinary excavation such as this one must be done with the utmost care and according to the rigorous engineering and safety guidelines; however, without the proper notice and permitting the City, and the neighbors have no way of confirming a site’s safety. In this case Sponsors deliberately hid what they were doing. It has now been revealed that the work had not been done with the utmost care and safety, as Notice of Violation #201631352, clearly states: “retaining walls have been undermined.” Exhibit 1. This is of particular concern, because the project lot and the adjacent neighbors’ lots are on a very steep grade, and any excavation must be properly shored to prevent catastrophic damage to these buildings’ foundations.

Sponsors Go on The Offensive and Sue Their Neighbors in the Superior Court.

After deceiving the neighbors and the DBI for years and receiving these complaints and opposition, reasonable people would recognize that an untenable situation was developing with their neighbors based on their own illegal actions. Reasonable people would admit fault and take steps to work out differences in a conciliatory way. Instead Sponsors hired an attorney who

threatened to bring a frivolous lawsuit against Appellants if they did not abandon their administrative appeals. See Exhibit 24 Letter from Attorney Richard Munzinger, Oct. 27, 2016.

It was pointed out to Sponsors' attorney, that a lawsuit against a defendant for engaging in lawful actions before a public body, is the definition of a Strategic Lawsuit Against Public Participation ("SLAPP"), and would be subject to dismissal under the "Anti-SLAPP" Statute. In response, on November 7, 2016 Sponsors filed a lawsuit anyway against their neighbors alleging: 1) that 13 months earlier on October 1, 2015 Appellant Creelman had trespassed against Sponsors by entering their property during a loud party to ask them to keep the noise down; and 2) that for some 30 months Appellants had allowed water to leak onto Sponsor's property causing unspecified "damage". Lawsuit attached as Exhibit 25. Sponsors fail to note that they removed a portion of their roof (without permits) which covered a lightwell that had previously directed water into a gutter and off of the property.

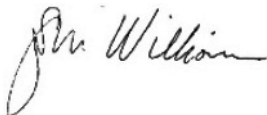
The pattern here speaks for itself. At every stage, Sponsors have submitted false plans and perjured permits. At every stage of this project, Sponsors and their Contractor have engaged in a deliberate, and coordinated plan to avoid the additional time and cost to do this project right. Instead Sponsors conducted major work without permits and then have obtained a flurry of overlapping and vague permits once a complaint was filed. These permits were all obtained over-the-counter. None of these permits describe the work which is actually being performed, namely the construction of two additional floors of occupancy, via a major excavation below grade, and the construction of new floors. It would be of no surprise to anyone familiar with the project to learn that upon completion the Raghavans intend to put the now two-unit property up for sale and make a tidy profit for their efforts to deceive the City and their neighbors.

Appellants desire to have a safe, legally permitted, and code compliant project built next door to their property. The Board should order Sponsors to comply with the consolidation order from DBI, and submit for full review the entire plan for the Project. Two and a half years into this Project, the neighbors still have no idea what the full scope of the Project is, and neither does the City. No one knows the full scope of the illegal excavation which occurred at this site. Until the full scope is assessed it will be impossible to say if this now four-story building, perched at the top of an extreme grade is safe. Appellants, and in particular the downhill neighbors deserve to know that this Project does not endanger them or their property.

Sponsors should also be required to remove the new construction which enclosed the back deck. The enclosed deck was never designed to be incorporated into the structure. This expansion of the building envelope was illegally performed and blocks Appellants' air and light and requires a variance.

The Board should grant this appeal and hold the Appealed Permit in abeyance. The Sponsors should be ordered to produce a set of plans which accurately depicts what existed at the site prior to construction; a set of plans explaining what work has occurred since the Sponsors acquired the property; and a set of plans depicting the work to be performed. Furthermore, the Project should be thoroughly and transparently vetted to ensure that it is structurally sound and safe.

Sincerely,

A handwritten signature in cursive script that reads "Stephen M. Williams".

Stephen M. Williams

Exhibit 1



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

NOTICE: 1

NUMBER: 201631352

DATE: 24-OCT-16

ADDRESS: 143 CORBETT AV

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES) BLOCK: 2656 LOT: 060

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: RAGHAVEN RAVI
MAILING RAGHAVEN RAVI
ADDRESS 143 CORBETT AVE
SAN FRANCISCO CA

PHONE #: --

94114

PERSON CONTACTED @ SITE: RAGHAVEN RAVI

PHONE #: --

VIOLATION DESCRIPTION:

VIOLATION DESCRIPTION:	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input checked="" type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

A site inspection and a review of issued building permits has revealed that work is being performed that exceeds the scope of work approved. The property is described on city record as a 2 story building. At time of inspection it was noted that the property appears to have four levels. Two levels have been created below street level. New framing has been done at new floors including the installation of new bathrooms. Backyard level has been excavated and is lower than previous. Retaining walls have been undermined. A new deck has been constructed at top roof level.

Code sec: 106A.4.7

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

415-575-6985

FILE BUILDING PERMIT WITHIN 30 DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
 OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 120 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.

CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Due to the number of issued permits and the scope of work being performed, it is unclear that all work is covered under the issued permit. Stop all work and submit a building permit with plans to consolidate all work that has been performed at interior and exterior.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
 OTHER: REINSPECTION FEE \$ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 24-OCT-16 VALUE OF WORK PERFORMED W/O PERMITS \$10000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Kevin T Birmingham

PHONE # 415-575-6985

DIVISION: BID

DISTRICT: 18

By:(Inspector's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 875 Stevenson St., 4th floor. 554-6720

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be lien for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

WARNING: Section 205(a) of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 304(e) y 332.3 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el límite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 875 de la calle Stevenson, cuarto piso, teléfono 554-6720.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 203(b) y 332.3 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o está diligentemente, rápidamente y contuamente acusado después de seis (6) meses de la fecha de este aviso, se le enviará una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 205(a) de el Código de Edicios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

根據《三藩市建築法規》(簡稱 SFBC) 第 304(e) 項和第 332.3 項條款的規定，對沒有許可證便已開始的工程和或正在進行的工程、或者超越許可範圍的工程，將收取調查費。當事人可以在許可證發出日起 15 天之內，向主費可以向許可上訴委員會提出上訴。該委員會地址在 Stevenson 街 875 號 4 樓。電話：554-6720。

警告：如不按原要求立即採取行動，以糾正上述違章行為，將導致建築檢查局付諸強制糾正程序的執行。倘對此房地產開發的強制糾正程序令一經在市府檔案，則會連帶通知張貼日誌的各項與此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，並交付清各項費用。請參閱《三藩市建築法規》第 203 (b) 項和第 332.3 項條款。

警告：《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將罰款 100 元，二次重犯者罰款 200 元，每種違章的最高罰款可達 7,500 元。此項法規還規定對每一違章罪惡者可提出刑事報告，每日最高罰款可達 1,000 元，或/和監禁六個月。

警告：任何人通過出租房屋獲得收入，而該房屋已被建築檢查局判定低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅和利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除稅費。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地繼續進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264 (c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 205(a) 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被判罪，對每天所發生的、每一單獨的犯法行為，將付最高 500 元的罰款，和/或者監禁六個月。

Exhibit 2



SAN FRANCISCO PLANNING DEPARTMENT

Report for Parcel: 2656060



[Property Report: 2656060](#)

General information related to properties at this location.

PARCELS (Block/Lot):

2656/060

PARCEL HISTORY:

None

ADDRESSES:

143 CORBETT AVE, SAN FRANCISCO, CA 94114

NEIGHBORHOOD:

Castro/Upper Market

CURRENT PLANNING TEAM:

[SW Team](#)

PLANNING DISTRICT:

District 7: Central

SUPERVISOR DISTRICT:

[District 8 \(Jeff Sheehy\)](#)

CENSUS TRACTS:

2010 Census Tract [020401](#)

TRAFFIC ANALYSIS ZONE:

Traffic Analysis Zone: 199

RECOMMENDED PLANTS:

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at [SF Plant Finder](#).

CITY PROPERTIES:

None

PORT FACILITIES:

None

ASSESSOR'S REPORT:

Address:	143 CORBETT AV
Parcel:	2656060
Assessed Values:	
Land:	\$1,329,418.00
Structure:	\$569,750.00
Fixtures:	-
Personal Property:	-
Last Sale:	5/9/2014
Last Sale Price:	\$1,834,000.00
Year Built:	1911
Building Area:	2,322 sq ft
Parcel Area:	1,829 sq ft
Parcel Shape:	-
Parcel Frontage:	-
Parcel Depth:	-
Construction Type:	Wood or steel frame
Use Type:	Dwelling
Units:	1
Stories:	2
Rooms:	7
Bedrooms:	-
Bathrooms:	3
Basement:	-

[Zoning Report: 2656060](#)

Planning Department Zoning and other regulations.

ZONING DISTRICTS:

RH-2 - [RESIDENTIAL- HOUSE. TWO FAMILY](#)

HEIGHT & BULK DISTRICTS:

[40-X](#)

SPECIAL USE DISTRICTS:

None

SPECIAL SIGN DISTRICTS:

None

LEGISLATIVE SETBACKS:

None

COASTAL ZONE:

Not in the Coastal Zone

PORT:

Not under Port Jurisdiction

LIMITED AND NONCONFORMING USES:

None

NEIGHBORHOOD-SPECIFIC IMPACT FEE AREAS:

In addition to those impact fees that apply throughout the City, the following neighborhood-specific impact fees apply to this particular property:

None

An overview of Development Impact Fees can be found on the [Impact Fees](#) website.

REDEVELOPMENT AREAS:

None

MAYOR'S INVEST IN NEIGHBORHOODS INITIATIVE AREA:

None

OTHER INFORMATION:

Control: *Slope of 20% or greater*

Description: CEQA Impact: an Environmental Evaluation Application may be required for some types of development.

Added: 3/19/2013

Control: *Interim Zoning Control: Large Residential Projects*

Description: Interim Zoning Controls - large residential projects in RH-1, RH-2, and RH-3 zoning districts require Conditional Use authorization for some residential developments.

Added: 3/9/2015

Expires: 3/20/2017

Control: *Accessory Dwelling Units*

Description: May be eligible for adding new accessory dwelling unit(s).

Added:

PLANNING AREAS:

None

PUBLIC REALM AND STREETScape PLANS:

None

COMMUNITY BENEFIT DISTRICT:

None

SCHOOLS:

Within 1,000ft of: My City School

NOTICE OF SPECIAL RESTRICTIONS:

None

ZONING LETTERS OF DETERMINATION:

None

Historic Preservation Report: 2656060

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 415-558-6377; Email: pic@sfgov.org

HISTORIC EVALUATION:

Parcel: 2656060
Building Name:
Address: 143 CORBETT AV
Planning Dept. Historic Resource Status: [B - Unknown / Age Eligible](#)

ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

None

HISTORIC SURVEYS:

None

HISTORIC CONTEXT STATEMENTS:

None

LEGACY BUSINESS REGISTRY:

None

ARCHITECTURE:

Unknown

[Planning Applications Report: 2656060](#)

Permits are required in San Francisco to operate a businesses or to perform construction activity. The Planning Department reviews most applications for these permits in order to ensure that the projects comply with the [Planning Code](#). The 'Project' is the activity being proposed.

PLANNING APPLICATIONS:

2016-015110PRL[Todd Kennedy](#) Tel: 415-575-9125**Project Light (PRL)** 143 corbett

install temporary shoring to lower level space per stop work violation. install new retaining wall at rear yard as per plans.

OPENED	STATUS	ADDRESS	FURTHER INFO
11/23/2016	Closed 11/23/2016	143 CORBETT AVE 94114	View

RELATED RECORDS: None**RELATED BUILDING PERMITS:** None

SHORT TERM RENTALS:

None

[Building Permits Report: 2656060](#)

Applications for Building Permits submitted to the Department of Building Inspection.

BUILDING PERMITS:

Permit: [201611233483](#)
Form: 8 - Alterations Without Plans
Filed: 11/23/2016
Address: 143 CORBETT AV
Parcel: 2656/060
Existing: 1 FAMILY DWELLING
Proposed: 1 FAMILY DWELLING
Existing Units: 1
Proposed Units: 1
Status: **SUSPEND**
Status Date: 12/9/2016 1:19:24 PM
Description: TO COMPLY WITH NOV 201631352: INSTALL TEMP SHORING TO LOWER LEVEL SPACE PER STOP WORK VIOLATION REQUEST OF BLD OFFICIAL. INSTALL NEW RETAINING WALL AT REAR YARD AS PER PLANS
Cost: \$10,000.00

Permit: [201609167972](#)
Form: 8 - Alterations Without Plans
Filed: 9/16/2016
Address: 143 CORBETT AV
Parcel: 2656/060
Existing: 1 FAMILY DWELLING
Proposed: 1 FAMILY DWELLING

Existing Units: 1
 Proposed Units: 1
 Status: COMPLETE
 Status Date: 12/23/2016 11:19:53 AM
 Description: REVISION TO PERMIT #201511253643: INFILL ON LIGHTWELL ON EAST SIDE OF BUILDING AS NOTED ON PLAN. CLERICAL ERROR SHOWS WEST.
 Cost: \$1.00

Permit: [201608195515](#)
 Form: 8 - Alterations Without Plans
 Filed: 8/19/2016
 Address: 143 CORBETT AV
 Parcel: 2656/060
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: COMPLETE
 Status Date: 8/30/2016 3:34:24 PM
 Description: TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER PA#201408113493, 201409186685, 201411252473. ALL WORK IS COMPLETE.
 Cost: \$1.00

Permit: [201603091590](#)
 Form: 8 - Alterations Without Plans
 Filed: 3/9/2016
 Address: 143 CORBETT AV
 Parcel: 2656/060
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: ISSUED
 Status Date: 3/28/2016 1:35:16 PM
 Description: GIRDER REPLACEMENT AT LOWER & BASEMENT LEVELS, ADD FOUNDATION UPGRADES.
 Cost: \$8,000.00

Permit: [201511253643](#)
 Form: 8 - Alterations Without Plans
 Filed: 11/25/2015
 Address: 143 CORBETT AV
 Parcel: 2656/060
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: **REINSTATED**
 Status Date: 12/9/2016 2:51:25 PM
 Description: INFILL LIGHTWELL ON SOUTHWEST SIDE OF THE HOUSE.
 Cost: \$15,000.00

Permit: [201508275417](#)
 Form: 8 - Alterations Without Plans
 Filed: 8/27/2015
 Address: 143 CORBETT AV
 Parcel: 2656/060
 Existing: 1 FAMILY DWELLING

Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: ISSUED
 Status Date: 11/30/2015 8:43:37 AM
 Description: INSTALL RETAINING WALL, BEAM AND FOOTINGS IN BASEMENT
 Cost: \$15,000.00

Permit: [201508245070](#)
 Form: 8 - Alterations Without Plans
 Filed: 8/24/2015
 Address: 143 CORBETT AV
 Parcel: 2656/060
 Existing: 1 FAMILY DWELLING
 Proposed: 2 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 2
 Status: **TRIAGE**
 Status Date: 8/24/2015 10:38:20 AM
 Description: INTSTALL 2ND UNIT, INSTALL BEDROOM & BATHROOM AND KITCHEN AT GROUND LEVEL
 Cost: \$60,000.00

Permit: [201507060719](#)
 Form: 8 - Alterations Without Plans
 Filed: 7/6/2015
 Address: 143 CORBETT AV
 Parcel: 2656/060
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: COMPLETE
 Status Date: 9/12/2016 4:06:36 PM
 Description: REPLACE REAR WINDOWS (6) NOT VISIBLE FROM THE STREET. IN-KIND SIZE & TYPE. U-FACTOR 0.32 MAX.
 Cost: \$3,200.00

Permit: [201411252473](#)
 Form: 8 - Alterations Without Plans
 Filed: 11/25/2014
 Address: 143 CORBETT AV
 Parcel: 2656/060
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: COMPLETE
 Status Date: 11/23/2016 9:11:04 AM
 Description: OPEAN WALLS IN VARIOUS LOCATIONS ON 1ST, 2ND AND FLOORS TO INSTALL ELECTRICAL REPLACEMENT CABLES RELATED TO ELECTRICAL PERMIT #E201409243026.
 Cost: \$1,000.00

Permit: [201409186685](#)
 Form: 8 - Alterations Without Plans
 Filed: 9/18/2014
 Address: 143 CORBETT AV
 Parcel: 2656/060

Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: COMPLETE
 Status Date: 11/23/2016 9:09:42 AM
 Description: INSTALL NEW BATHROOM ON 3RD FLOOR, REMODEL EXISTING BATHROOM ON 3RD FL. ADDRESS COMPLAINT 20149441
 Cost: \$25,000.00

Permit: [201408113493](#)
 Form: 8 - Alterations Without Plans
 Filed: 8/11/2014
 Address: 143 CORBETT AV
 Parcel: 2656/060
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: COMPLETE
 Status Date: 11/23/2016 9:10:28 AM
 Description: REPAIR DRY ROT ON FLOOR & WALL OF THIRD FLOOR BATHROOM. REPLACE PLUMBING FIXTS. (E) LIGHTING & VENTILATION TO REMAIN.
 Cost: \$13,000.00

Permit: [200210108753](#)
 Form: 8 - Alterations Without Plans
 Filed: 10/10/2002
 Address: 143 CORBETT AV
 Parcel: 2656/060
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: COMPLETE
 Status Date: 11/18/2002
 Description: REPAIR DETERIORATED REAR SPIRAL STAIRS, REPLACE VARIOUS DRY-ROTTED PER PA #200208012891
 Cost: \$1.00

Permit: [200208012891](#)
 Form: 8 - Alterations Without Plans
 Filed: 8/1/2002 2:24:40 PM
 Address: 143 CORBETT AV
 Parcel: 2656/060
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: COMPLETE
 Status Date: 11/18/2002
 Description: TO RENEW APP#2002/01/10/6676 FOR FINAL INSPECTION.
 Cost: \$1.00

Permit: [200201106676](#)
 Form: 8 - Alterations Without Plans
 Filed: 1/10/2002 2:31:47 PM
 Address: 143 CORBETT AV

Parcel: 2656/060
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: EXPIRED
 Status Date: 5/10/2002 2:41:35 PM
 Description: RENEW APP #200011105445
 Cost: \$3,000.00

Permit: [200011105445](#)
 Form: 8 - Alterations Without Plans
 Filed: 11/10/2000 4:31:34 PM
 Address: 143 CORBETT AV
 Parcel: 2656/060
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: EXPIRED
 Status Date: 3/10/2001 4:37:29 PM
 Description: REPAIR REAR EGRESS STAIRS PER N.O.V. 200007945
 Cost: \$3,000.00

Permit: [8911550](#)
 Form: 8 - Alterations Without Plans
 Filed: 6/30/1989
 Address: 143 CORBETT AV
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: COMPLETE
 Status Date: 8/9/1989
 Description: REPLACE CONCRETE SLAB ON FLOOR BELOW STREET LEVEL
 Cost: \$1,000.00

Permit: [8811172](#)
 Form: 8 - Alterations Without Plans
 Filed: 8/4/1988
 Address: 143 CORBETT AV
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: COMPLETE
 Status Date: 8/22/1988
 Description: REPAIR FUNGUS DAMAGE
 Cost: \$5,000.00

Permit: [8717127](#)
 Form: 8 - Alterations Without Plans
 Filed: 12/2/1987
 Address: 143 CORBETT AV
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1

Proposed Units: 1
 Status: COMPLETE
 Status Date: 8/22/1988
 Description: REMOVE PLASTER & LATH IN BATHROOM, RESHEETROCK
 Cost: \$500.00

Permit: [8716328](#)
 Form: 3 - Alterations With Plans
 Filed: 11/13/1987
 Address: 143 CORBETT AV
 Existing: 1 FAMILY DWELLING
 Proposed: 1 FAMILY DWELLING
 Existing Units: 1
 Proposed Units: 1
 Status: COMPLETE
 Status Date: 3/10/1988
 Description: REMOVE LATH & PLASTER IN KITCHEN/NO STRUCTURAL/DESIGN CHANGE
 Cost: \$400.00

Miscellaneous Permits Reviewed By The Planning Dept Report: 2656060

Depending on the activity being proposed a permit may need to be obtained from the Fire Department, Health Department, Police Department, Alcoholic Beverage Commission or other organization. The Planning Department reviews most applications for these permits in order to ensure compliance with the [Planning Code](#).

MISCELLANEOUS PERMITS REVIEWED BY THE PLANNING DEPT:

None

Complaints Report: 2656060

The Planning Department and the Department of Building Inspection operate programs that ensure compliance with the San Francisco [Planning Code](#) and [Building Inspection Commission Codes](#) respectively. Additionally, they respond to customer complaints of potential code violations and initiate fair and unbiased enforcement action to correct those violations and educate property owners to maintain code compliance.

COMPLAINTS - PLANNING DEPT:

None

[View Complaint 201631352 \(143 CORBETT AV\)](#)

[View Complaint 201580691 \(143 CORBETT AV\)](#)

[View Complaint 201555501 \(143 CORBETT AV\)](#)

[View Complaint 201542021 \(143 CORBETT AV\)](#)

[View Complaint 201407451 \(143 CORBETT AV\)](#)

[View Complaint 201494491 \(143 CORBETT AV\)](#)

[View Complaint 201489181 \(143 CORBETT AV\)](#)

[View Complaint 200113223 \(143 CORBETT AV\)](#)

[View Complaint 200113219 \(143 CORBETT AV\)](#)

[View Complaint 200007945 \(143 CORBETT AV\)](#)

Appeals Report: 2656060

Planning Projects, Building Permits and Zoning Determinations appealed to the San Francisco [Board of Appeals](#).

APPEALS:

Appeal No.: 16-186
Address: 143 CORBETT AV
Nature of Appeal: Issuance of building permit to alter.
Permit Appealed: 201611233483
Hearing Result:
Filed: 12/9/2016
Referred to Planner:
Response Due:
Hearing Date: 2/22/2017
Findings Received Due:
Rehearing Request:
Planner: TKENNEDY
Closed:

Appeal No.: 16-155
Address: 143 CORBETT AV
Nature of Appeal: Issuance of building permit to alter.
Permit Appealed: 201511253643
Hearing Result: Withdrawn by the appellant; suspension of permit is lifted.
Filed: 9/16/2016
Referred to Planner:
Response Due:
Hearing Date: 1/11/2017
Findings Received Due: 12/9/2016
Rehearing Request:
Planner: HKLEIN
Closed: 12/20/2016

Block Book Notifications Report: 2656060

A [Block Book Notification](#) (BBN) is a request made by a member of the public to be notified of permits on any property that is subject to the San Francisco Planning Code.

You can also sign up to be emailed when new planning applications or building permits are filed in your neighborhood through our [Permits in Your Neighborhood](#) website.

BLOCK BOOK NOTIFICATIONS:

None

The Disclaimer: The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an 'as is' basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Exhibit 3

APPROVED
Dept. of Building Insp.

APPROVED FOR ISSUANCE
NOV 23 2016

BLDG. FORM 3/8

APPLICATION NUMBER
201611233482

OSHA APPROVAL REQ'D
APPROVAL NUMBER

BID 201631352

2A

L. RAFAEL NOV 23 2016

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

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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

DO NOT WRITE ABOVE THIS LINE

DATE FILED NOV 23 2016	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 143 CORBETT AVE 2056/40	BLOCK & LOT
PERMIT NO. 1410466	ISSUED NOV 23 2016	(2A) ESTIMATED COST OF JOB 70,000	(2B) REVISED COST: \$10,000 DATE: 11/23/16

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. WB	(5A) NO. OF STORIES OF OCCUPANCY: 3	(6A) NO. OF BASEMENTS AND CELLARS: 1	(7A) PRESENT USE: Single Family	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS: 1
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. WB	(5) NO. OF STORIES OF OCCUPANCY: 3	(6) NO. OF BASEMENTS AND CELLARS: 1	(7) PROPOSED USE (LEGAL USE) Single Family	(8) OCCUP. CLASS R3	(9) NO. OF DWELLING UNITS: 1
---------------------------	---------------------------------------	--	---	------------------------	---------------------------------

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

(14) GENERAL CONTRACTOR F.J. Sandoval	ADDRESS 1348 Divisadero	ZIP 94110	PHONE 415-734-7172	CALIF. LIC. NO. 705303	EXPIRATION DATE 2/28/17
--	----------------------------	--------------	-----------------------	---------------------------	----------------------------

(15) OWNER - LESSEE (CROSS OUT ONE) Ravi Raghavan	ADDRESS 143 Corbett Ave	ZIP 94114	BTRC# 930017	PHONE (FOR CONTACT BY DEPT.)
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(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
N.O. 201631352

INSTALL TEMPORARY SHORING TO COVER LEVEL SPACE PER STOP WORK VIOLATION - REQUEST OF BUILDING OFFICIAL

INSTALL NEW RETAINING WALL AT REAR YARD AS PER PLANS

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? NO <input checked="" type="checkbox"/>	YES <input 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"/>	YES <input type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
--	------------------------------	---	------------------------------	---	------------------------------	---	------------------------------

(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> TIM O'SULLIVAN	ADDRESS 24 Leichter Ave	CALIF. CERTIFICATE NO. SAN RAFAEL
--	----------------------------	--------------------------------------

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") N/A	ADDRESS C 35235
---	--------------------

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

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

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
 OWNER
 LESSEE
 CONTRACTOR
 ARCHITECT
 AGENT
 ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

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

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

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

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

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

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

(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 worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith 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 worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent _____ Date 11/23/16

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:  JIMMY CHEUNG DBI NOV 23 2016 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: <u>NOV 23 2016</u> REASON: <u>ok to process</u> NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: <u>approved. This permit is for 2 things. Retaining wall to be replaced and repaired and a <u>add party</u> 11/23/16 showing up at</u> DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: <u>light well</u>  BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:  MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:  JIMMY CHEUNG DBI NOV 23 2016 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input checked="" type="checkbox"/>	APPROVED: <u>Street space under a separate permit</u> NO ALTERATION TO OR RECONSTRUCTION OF CITY RIGHT-OF-WAY UNDER THIS PERMIT BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: By <u>Rassendyll Dennis, SFPW/BSM</u> DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:  REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	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 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



LICENSED CONTRACTOR'S STATEMENT

Permit Application No. 2016. 1123 3483
Job Address: 143 CORBETT AVE

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 705303
License Class B
Expiration Date 2-28-2017

Contractor

FRANCISCO SANDOVAL
PRINT
[Signature]
SIGNATURE

NOTE: "Any violation of the Bus. & Prof. Code Sec 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)" Bus. & Prof. Code Sec. 7031.5. Revised 10/1/2013.

Exhibit 4

INTENT OF DOCUMENTS:

It is the intent of these Contract Documents to establish a high quality of material and workmanship but not necessarily its rate and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the Owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers' recommendations.

A. All materials and workmanship shall conform to the requirements of the following codes and regulations and any other local and state laws and regulations:

- California Building Code 2013 Edition and the San Francisco Amendments 2013 Edition
- California Fire Code 2013 Edition
- California Plumbing Code 2013 Edition
- California Electrical Code 2013 Edition
- California Mechanical Code 2013 Edition

Verify all existing conditions and dimensions of the project site. Notify the Architect and/or Engineer of any discrepancies before beginning construction.

B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.

C. At all times the Contractor shall be solely and completely responsible for all conditions of the jobsite, including safety of persons and property, and all necessary independent engineering reviews of these conditions. The Architects' jobite reviews are not intended nor shall they be construed to include a review of the adequacy of the contractors safety measures.

D. Unless otherwise shown or noted, all typical details shall be used where applicable.

E. All details shall be construed typical at similar conditions.

F. All drawing conflicts shall be brought to the attention of the Architect and/or Consulting Engineer for clarification before work proceeds.

G. The Contractor shall supply all labor, materials, equipment and services, including water and power, necessary for the proper execution of the work shown on these drawings. All materials shall be new and workmanship shall be good quality. All workers and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the building codes, local building departments, on these plans shall be done by an independent inspection company.

H. Finishes: Replace patch, repair and refinish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface. All surfaces shall align.

I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing any proposals to the owner. The General Contractor shall be responsible to inform the owner or Architect of potential existing conditions that need to be addressed and/or modified in order to complete the work as herein described in these Drawings.

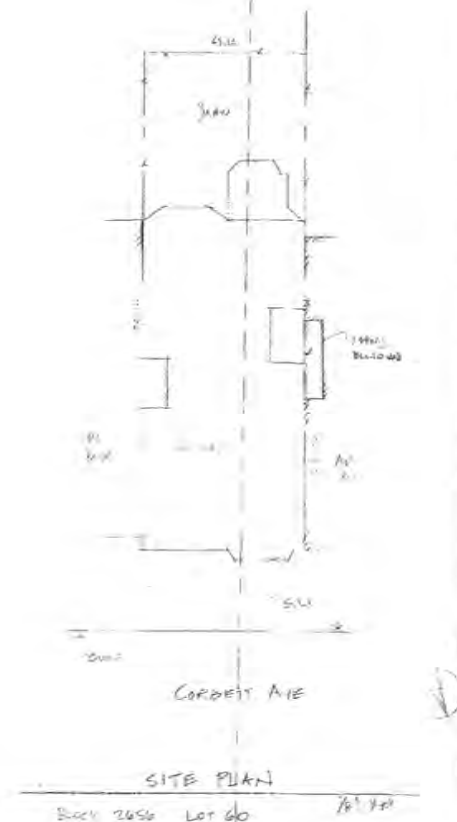
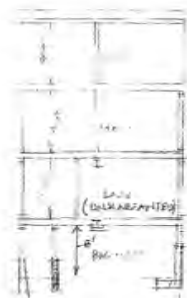
J. The General Contractor shall be responsible for all means and methods of construction including but not limited to leveling, shimming, and blocking. The General Contractor shall make specific note of such items that cannot be known prior to the commencement of construction.

Index:

- A-1: Site Plan, Building Section, Notes
- A-2: Existing Floor Plans
- S-1: Partial Foundation Plan, Details, Notes

Scope Of Work

Temporary Shoring Plan of Lower Level
As per Building Official Request



REVISION	BY

Tim O'Sullivan Structural Design
San Rafael, California 04003
24 Longtin Avenue, San Rafael, CA 94901
(415) 470-8466
CA Lic. #C336235

Temporary Shoring Plan
143 Corbett Avenue, San Francisco

Date	11/21/2016
Scale	AS SHOWN
Drawn	T.G.S.
Job	
Sheet	A-1
Of	03

Exhibit 5

February 2, 2017

via Email

Senior Inspector Duffy:

I understand you are meeting with Jennifer Creelman and Chip Driggs tomorrow to discuss the construction that has been going on next to their home for the past two plus years. I am enclosing a comprehensive chronology of the permits and complaints at the site for the past two years. It is not a pretty picture....some of the worst and most brazen violations I have seen. The DBI has now written the owners up for the exact same violations of which the neighbors (not just Chip and Jennifer) complained two years ago!

As you know, we are headed to the Board of Appeals on this case on their last permit. Jennifer and Chip appealed this permit because the permit and the plans both falsely state that this is an "existing" four story building.(as you know it is a legal two story building). Before any additional work is done at the site, they want to see the consolidation permit and plans ordered by DBI to understand what was there before work started, what work has been conducted to date and what is planned by the Sponsors. Because the appealed permit are plainly false (stating four stories) can you require that be corrected?

Obviously we want the shoring and retaining walls to safeguard Chip and Jennifer's home, but the Sponsors cannot be trusted to do only that work and will likely work to cover other issues. Also, can you up-date me on the status of the NOV? It was issued October 24 and we are now past 90 days and way past time when the permits were to be obtained and the work completed for the entire project. Can you please set the Director's hearing on these open, obvious violations? The neighbors complained on July 2, 2015 that the deck was being turned into a room....we believe that should ordered removed immediately and don't understand the months and months of delay? Can you let me know what is going on?

Thanks—

Steve Williams

Stephen M. Williams

Law Offices of Stephen M. Williams

1934 Divisadero Street

San Francisco, CA 94115

Phone: (415) 292-3656

Fax: (415) 776-8047

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact sender and delete the material from any computer.

Chronology of Complaints and Permit Applications at 143 Corbett Avenue

May 9, 2014---Property Purchased by Sponsors

August 7, 2014—First Complaint Filed *Construction on the 1st floor without permit to date.*
DBI Closed August 11-- *PA201408113493 issued. ok to close*

August 11, 2014—First Permit App.201408113493

*REPAIR DRY ROT ON FLOOR & WALL OF THIRD FLOOR BATHROOM.
REPLACE PLUMBING FIXTS. (E) LIGHTING & VENTILATION TO REMAIN.*

Cost: \$13,000.00

September 16, 2014—Second Complaint Filed

WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT; Guttered 1st floor, permit is 3rd floor bath. Earlier complaint abated by inspector who did not visit but assumed permit covered work. DBI Closed Sept.18 *PA 201409186685 issued for work cs*

September 18, 2014—Second Permit App. 201409186685

INSTALL NEW BATHROOM ON 3RD FLOOR, REMODEL EXISTING BATHROOM ON 3RD FL. ADDRESS COMPLAINT 20149441

Cost: \$25,000.00

November 11, 2014—Third Complaint Filed

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.

DBI Closed November 14--*issued correction notice to extend permit to work done beyond scope of permit. case closed JB*

November 23, 2014---Third Permit App 201411252473

OPEAN WALLS IN VARIOUS LOCATIONS ON 1ST, 2ND AND FLOORS TO INSTALL ELECTRICAL REPLACEMENT CABLES RELATED TO ELECTRICAL PERMIT #E201409243026.

Cost: \$1,000.00

April 22, 2015—Fourth Complaint Filed 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 than a remodel of a small bathroom. Also, checking to see if the permit has been suspended.

DBI Closed April 28-- *work per scope of permits cs*

July 2, 2015—Fifth Complaint Filed 201555501

Working outside of scope of permits 201408113493, 201409186685, 201411252473. Enclosing the deck and putting in windows in the deck

DBI Closed August 10--- *per scope of permits cs*

July 6, 2015---Fourth Permit App 201507060719

Chronology of Complaints and Permit Applications at 143 Corbett Avenue

REPLACE REAR WINDOWS (6) NOT VISIBLE FROM THE STREET. IN-KIND SIZE & TYPE. U-FACTOR 0.32 MAX.

Cost: \$3,200.00

August 24, 2015—Fifth Permit App 201508245070

INTSTALL 2ND UNIT, INSTALL BEDROOM & BATHROOM AND KITCHEN AT GROUND LEVEL

Cost: \$60,000.00

August 27, 2015—Sixth Permit App 201508275417

INSTALL RETAINING WALL, BEAM AND FOOTINGS IN BASEMENT

Cost: \$15,000.00

November 24, 2015---Sixth Complaint 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.

DBI Closed December 2, 2015 *Complaint not valid. Multiple permits issued and filed. See PTS for permits and scopes of work.*

November 25, 2015—Seventh Permit App 201511253643

INFILL LIGHTWELL ON SOUTHWEST SIDE OF THE HOUSE.

Cost: \$15,000.00

March 9, 2016—Eight Permit App 201603091590

GIRDER REPLACEMENT AT LOWER & BASEMENT LEVELS, ADD FOUNDATION UPGRADES.

Cost: \$8,000.00

August 18, 2016—Ninth Permit App 201608195515

TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER PA#201408113493, 201409186685, 201411252473. ALL WORK IS COMPLETE.

Cost: \$1.00

August 10, 2016—Seventh Complaint 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.

September 16, 2016---Tenth Permit App 201609167972

REVISION TO PERMIT #201511253643: INFILL ON LIGHTWELL ON EAST SIDE OF BUILDING AS NOTED ON PLAN. CLERICAL ERROR SHOWS WEST.

Cost: \$1.00

Chronology of Complaints and Permit Applications at 143 Corbett Avenue

October 24, 2016 --DBI issued Notice of Violation ("NOV") # 201631352 Based on Complaint from **August 10, 2016**---Senior Inspectors Found Multiple Violations

A site inspection and a review of issued building permits has revealed that work is being performed that exceeds the scope of work approved. The property is described on city record[s] as a 2-story building. At time of inspection it was noted that the property appears to have four levels. Two levels have been created below street level. New Framing has been done at new floors including the installation of new bathrooms. Backyard level has been excavated and is lower than previous. Retaining walls have been undermined. A new deck has been constructed at roof top level.

November 23, 2016—Eleventh Permit App 201611233483

TO COMPLY WITH NOV 201631352: INSTALL TEMP SHORING TO LOWER LEVEL SPACE PER STOP WORK VIOLATION REQUEST OF BLD OFFICIAL. INSTALL NEW RETAINING WALL AT REAR YARD AS PER PLANS

Cost:

\$10,000.00

Jennifer and Chip appealed this permit because the permit and the plans both falsely state that this is an "existing" four story building. They want to see the consolidation permit and plans ordered by DBI to understand what was there before work started, work has been conducted to date and what is planned by the Sponsors.

Exhibit 6



CORRECT HOME FACTS

♡ **SAVE**

⊘ **HIDE**

GET UPDATES

SHARE

M



Public View

Owner View

California · San Francisco · 94114 · Corona Heights · 143 Corbett Avenue

143 Corbett Ave, San Francisco, CA 94114

SOLD:
\$1,834,000
Sold on 05/09/14
Zestimate®:
\$2,361,761
[Ask an agent](#)

3 beds · 4 baths ·

[Edit](#) **! sqft**

Edit home facts for a more accurate Zestimate.

Est. Refi
Payment
\$7,257/mo



[See current rates](#)

Thinking About Selling?

Find a local agent who can give you a professional estimate of your home value.

[Find an Agent](#)

143 Corbett Ave, San Francisco, CA is a single family home that

Home Shoppers are Waiting



284 shoppers are looking in your neighborhood and price range.



Your name



Phone



Email

I own this home and would like to ask an agent about selling 143

[Contact Agent](#)

Or call 415-408-7135 for more info

Similar Homes for Sale



FOR SALE

\$2,200,000

2 beds, 2.5 baths, 1900 ...
[232 Corbett Ave, San Fr...](#)



FOR SALE

contains 2,322 sq ft and was built in 1911. It contains 3 bedrooms and 4 bathrooms. This home last sold for \$1,834,000 in May 2014.

The Zestimate for this house is \$2,361,761, which has increased by \$19,094 in the last 30 days. The Rent Zestimate for this home is \$8,000/mo, which has decreased by \$500/mo in the last 30 days. The property tax in 2015 was \$7,304. The tax assessment in 2015 was \$1,870,642, an increase of 215% over the previous year.

FACTS

- Lot: 1,829 sqft
- Single Family
- Built in 1911
- All time views: 746
- Last sold: May 2014
- for \$1,834,000
- Last sale price/sqft: \$790
- Great solar potential
- Sun Number™: 77 ?

FEATURES

CONSTRUCTION

- Room count: 7
- Stories: 2
- Unit count: 1

OTHER

- Floor size: 2,322 sqft
- Parcel #: 2656 060
- Zillow Home ID: 15128492



\$1,975,000

3 beds, 2.0 baths, 1438 ...
[3412 Market St, San Fra...](#)



FOR SALE

\$1,845,000

3 beds, 2.5 baths, 2005 ...
[371 Douglass St, San Fr...](#)



FOR SALE

\$1,700,000

2 beds, 2.0 baths, 1880 ...
[457 Roosevelt Way, San...](#)



FOR SALE

\$2,595,000

3 beds, 2.5 baths, 2695 ...
[196 Graystone Ter, San ...](#)

[See listings near 143 Corbett Ave](#)

[Report this ad](#)

Nearby Similar Sales

SOLD: \$2,175,000

Sold on 8/19/2016

4 beds, 3.5 baths, 2850 sqft

[498 Corbett Ave, San Francisco, CA 94114](#)

SOLD: \$2,200,000

Sold on 10/6/2016

3 beds, 3.0 baths, 1543 sqft

[3943 21st St, San Francisco, CA 94114](#)

SOLD: \$2,205,000

Sold on 8/29/2016

3 beds, 3.0 baths, 1987 sqft

[70 Douglass St, San Francisco, CA 94114](#)

SOLD: \$2,250,000

Sold on 12/13/2016

3 beds, 3.0 baths, 2060 sqft

[4076 19th St, San Francisco, CA 94114](#)

SOLD: \$2,300,000

Sold on 6/17/2016

3 beds, 3.0 baths, 2062 sqft

[135 Graystone Ter, San Francisco, CA 94114](#)

[See sales similar to 143 Corbett Ave](#)

[Less ^](#)

[County website](#)

[See data sources](#)

Zestimate Details

[Add owner estimate](#)

Zestimate [?]

\$2,361,761

+\$19,094

Last 30 days

\$2.20M

\$2.48M

Zestimate range

Rent Zestimate [?]

\$8,000/mo

-\$500

Last 30 days

\$4K

\$12K

Zestimate range

[I disagree with my Zestimate](#)

Zestimate ▾

[1 year](#) [5 years](#) [10 years](#)



Improve Your Home Value [?]

PROJECT	PROJECT COST	ADDED VALUE
Upscale Major Kitchen Remodel	\$138,648	+\$199,592
Upscale Bathroom	\$65,922	+\$90,375

Remodel		
Roofing Replacement	\$26,506	+\$26,734
Vinyl Window Replacement	\$16,866	+\$19,071
Siding Replacement	\$18,350	+\$17,084
Deck Addition	\$14,960	+\$14,643
Entry Door Replacement	\$3,362	+\$3,592
Fiberglass Attic Insulation	\$1,413	+\$1,630

[See More Home Improvement Inspiration](#)

Price / Tax History

[Price History](#) [Tax History](#)

DATE	EVENT	PRICE		\$/SQFT	SOURCE	
05/09/14	Sold	\$1,834,000	+361%	\$789	Public Record	
07/14/94	Sold	\$398,000	+330%	\$171	Public Record	
01/31/94	Sold: Foreclosed to lender	\$92,503		\$39	Public Record	

Neighborhood: Corona Heights

MEDIAN ZESTIMATE

FORECLOSURES
(per 10K)

\$1,413,1 24.9

-3.6%

Past 12 months

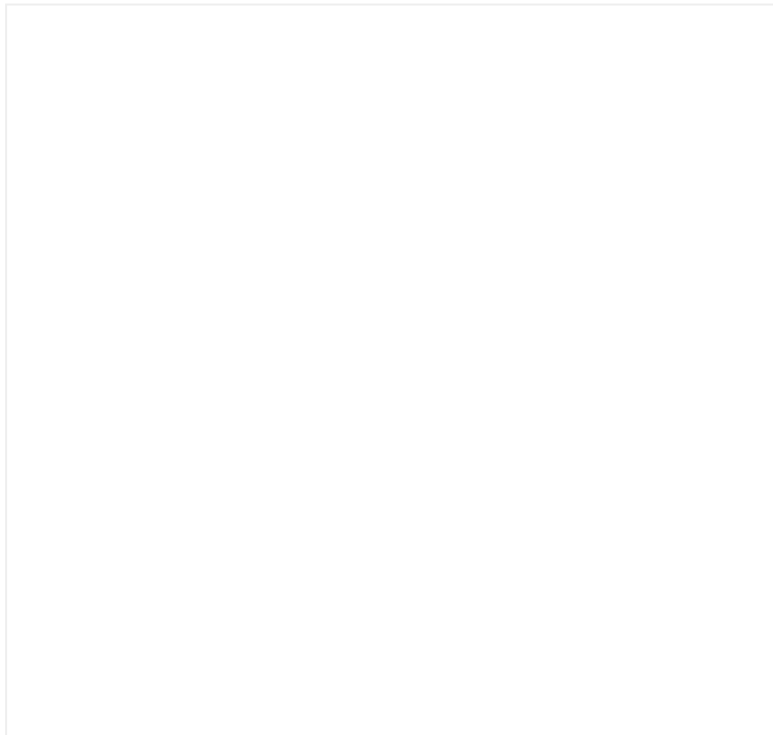
0.3 0.9

Cor... San United
Hei... Fra... States

Zillow predicts [Corona Heights home values](#) will fall 0.6% next year, compared to a 0.4% decrease for San Francisco as a whole. Among Corona Heights homes, this home is...

[read more](#) ▾

NEIGHBORHOOD MAP



NEARBY HOMES

<
OFF MARKET
\$1,515,51...
1 day on Zillow
▪ 145...
OFF MARKET
\$1,697,24...
1 day on Zillow
▪ 137...
>

Affordability Calculator

Annual
income

**You can afford a house up
to**

\$ 70,000

Calculate by
payment

Monthly
debts

\$ 250

Down
payment

\$ 366,800

Advanced 

\$692,684

Based on your income, a house at this price should **fit comfortably** within your budget.

Get pre-qualified

Get pre-qualified

Home Expenses

Nearby Schools in San Francisco

SCHOOL RATING		GRADES	DISTANCE
9 out of 10	McKinley Elementary	K-5	0.4 mi
6 out of 10	Everett Middle	6-8	0.8 mi
4 out of 10	Mission High	9-12	0.9 mi

Data by GreatSchools.org 

[More schools in San Francisco](#)

Disclaimer: School attendance zone boundaries are provided by a third party and subject to change. Check with the applicable school district prior to making a decision based on these boundaries.

About the ratings: GreatSchools ratings are based on a comparison of test results for all schools in the state. It is designed to be a starting point to help parents make baseline comparisons, not the only factor in selecting the right school for your family.

[Learn more](#)

Home Shoppers are Waiting



340 shoppers are looking in your neighborhood and price range.

Contact Agent

Or call 415-968-9609 for more info

[Report this ad](#)

NEARBY CITIES

Real Estate in San Francisco

NEARBY NEIGHBORHOODS

Real Estate in Bayview

Real Estate in Bernal Heights

Real Estate in Castro-Upper Market

Real Estate in Central Richmond

Real Estate in Central Sunset

[More](#)

NEARBY ZIP CODES

Real Estate in 94102

Real Estate in 94109

Real Estate in 94110

Real Estate in 94112

Real Estate in 94114

[More](#)

OTHER SAN FRANCISCO TOPICS

Apartments for Rent in 94114

Houses for Sale in 94114

Houses for Rent in 94114

94114 Real Estate

San Francisco Condos

[More](#)

143 Corbett Ave, San Francisco, CA, 94114 is a single family home of 2,322 sqft on a lot of 1,829 sqft (or 0.04 acres). Zillow's Zestimate® for 143 Corbett Ave is \$2,361,761 and the Rent Zestimate® is \$8,000/mo. This single family home has 3 bedrooms, 4 baths, and was built in 1911. The 2 bed single family home at 232 Corbett Ave in San Francisco is comparable and priced for sale at \$2,200,000. This home is located in Corona Heights, San Francisco in zip code 94114. Bayview and Bernal Heights are nearby neighborhoods. Nearby ZIP codes include 94117 and 94115.

- [ABOUT](#)
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- [ADVERTISE](#)
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- [AD CHOICE](#)
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Exhibit 7

REDFIN

143 Corbett Ave
San Francisco, CA 94114

Status: Sold Source: Public Records

\$2,140,139
Redfin Estimate

\$1,834,000
Last Sold Price

—
Beds

3
Baths

2,322 Sq. Ft.
\$922 / Sq. Ft.

Built: 1911




Joanna Rose
REDFIN Real Estate Agent

Joanna recently closed 10 homes in Southwest San Francisco

talk to Joanna About Selling

< 1 of 3 Redfin Agents in this area >

 (415) 944-4607

Questions? Call Joanna's Team

Track This Home's Estimate

I'm the Owner

Track this home's value in our Home Report email and on your [Owner Dashboard](#).

Redfin Estimate for 143 Corbett Ave

\$2,140,139

+ \$306K since sold in 2014

1/25/2017

143 Corbett Ave, San Francisco, CA 94114

Estimate based on 3 baths, 2,322 sq. ft.

Full Facts

Track this Estimate

Track this home's value in our free Home Report email.

Comparable Homes

\$2,000,000	\$2,350,000
2 Beds	3 Beds
2 Baths	3.5 Baths
1,906 Sq. Ft.	2,380 Sq. Ft.
San Francisco, CA 94117	San Francisco, CA 94114



Estimate based on these comparable homes. Does something look off? [Send Feedback](#)

Home Sale Proceeds

Redfin Agent

vs

Traditional Agent

\$643K

Total Proceeds

\$622K

\$32K (1.5%)

Seller Agent Commission

\$54K (2.5%)

Home Sale Price

\$2,140,139

Outstanding Mortgage

\$1,394,000

Redfin vs Traditional Agent Services



Additional Taxes & Fees



Contact a Redfin Agent who can:

- Save you money on commissions with a 1.5% listing fee
- Sell your home for \$4,300 more on average

First Name

Last Name

Email

Phone

(xxx) xxx-xxxx

Contact Listing Agent

By signing up you agree to the Terms of Service and Privacy Policy.

143 Corbett Ave is a house in San Francisco, CA 94114. This 2,322 square foot house sits on a 1,829 square foot lot and features 3 bathrooms. This property was built in 1911 and last sold for \$1,834,000. Based on Redfin's San Francisco data, we estimate the home's value is now \$2,140,139, which is 16.7% more than when it was last sold. Comparable nearby homes include 231 Upper Ter, 74 Eagle St, and 22 Saturn St. Nearby schools include Harvey Milk Civil Rights Elementary School, Rooftop Elementary School and Eureka Learning Center. The closest grocery stores are Upper Terrace Market. The Rainbow and Mollie Stone's Markets. Nearby coffee shops include Five Star Chocolate Truffles & Coffee, Castro Tarts and Spike's Coffees & Tea. Nearby restaurants include Mama Ji's, Firewood Cafe and Takara Sushi. 143 Corbett Ave is near Community Park, Kite Hill and Seward Mini Park. There are excellent bike lanes and the terrain has very steep hills. 143 Corbett Ave is very bikeable, biking is convenient for most trips. This address can also be written as 143 Corbett Avenue, San Francisco, California 94114.



Public Facts for 143 Corbett Ave

Taxable Value

Land	\$1,329,418	Taxes (2015)
Additions	\$569,750	\$22,467
Total	\$1,899,168	

[Edit Facts](#)

Home Facts

Beds	—
Baths	3
Finished Sq. Ft.	2,322
Unfinished Sq. Ft.	—
Total Sq. Ft.	2,322
Floors	2
Lot Size	1,829 Sq. Ft.
Style	Single Family Residential
Year Built	1911
Year Renovated	—
County	San Francisco County
APN	2656060

Home facts updated by county records on Nov 17, 2016.

Property Details for 143 Corbett Ave

Interior Features
<p>Unit Information</p> <ul style="list-style-type: none"> # of Units: 1 <p>Room Information</p> <ul style="list-style-type: none"> # of Rooms: 7 <p>Bathroom Information</p> <ul style="list-style-type: none"> # of Baths (Total): 3
Exterior Features, Taxes / Assessments
<p>Exterior Information</p> <ul style="list-style-type: none"> Framework Structure Material: Wood Frame <p>Assessor Information</p> <ul style="list-style-type: none"> Year of Last Land Appraisal: 2016
Property / Lot Details
<p>Lot Information</p> <ul style="list-style-type: none"> Primary Lot Number: 60 Lot Size (Sq. Ft.): 1,829 <p>Property Information</p> <ul style="list-style-type: none"> Property Legal Description: BLK C LOT 60 Building/Structure Sq.Ft.: 2,322 Total number of Stories: 2 Total Sq. Ft. of All Structures: 2,322 Total Sq. Ft. of All Structures Description: Living Area Total Finished Sq. Ft. of All Buildings on Property: 2,322 Total Assessor Sq. Ft. of Buildings: 2,322

• # of Structures on Property: 1

Property History for 143 Corbett Ave

Date	Event & Source	Price
May 9, 2014	Sold (Public Records) Public Records	\$1,834,000
Jul 14, 1994	Sold (Public Records) Public Records	\$398,000
Aug 25, 1988	Sold (Public Records) Public Records	\$480,000

For completeness, Redfin often displays two records for one sale: the MLS record and the public record. [Learn More.](#)

Activity

 — Views	 — Favorites	 — X-Outs	 — Redfin Tours
---	---	---	--

Schools

Serving This Home Elementary Middle High

School Name & GreatSchools Rating	Distance
9 McKinley Elementary School	0.5 mi
6 Everett Middle School	0.7 mi
5 Mission High School	0.8 mi
NR Wells (Ida B.) High School	1.0 mi
6 Academy of Arts And Sciences	1.2 mi

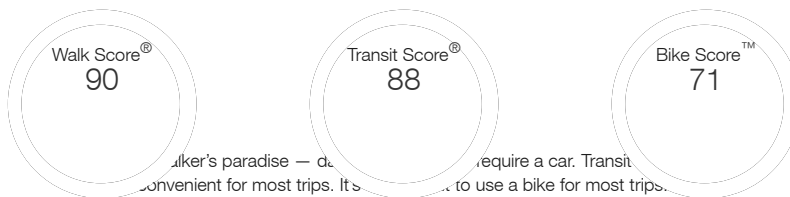
Only showing 5 of 16 schools serving this home

School data provided by [GreatSchools](#). School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Neighborhood Info for 143 Corbett Ave

California > San Francisco > Eureka Valley

Transportation in Eureka Valley



Eureka Valley Real Estate Sales (Last 90 days)

Median List Price	\$2,399,000	Avg. # Offers	—
-------------------	-------------	---------------	---



Median \$ / Sq. Ft.	\$1,040	Avg. Down Payment	—
Median Sale / List	102%	# Sold Homes	4

What It Takes to Win an Offer near [Eureka Valley](#)

~\$950K | **3** Beds | **1** Baths | **~1,000** Sq. Ft.

WINNING OFFER

- 100%** Offer-to-list ratio
- 31** Days on market
- 4** Competing Offers
- Down payment

[Winnie Lai](#)
Redfin Agent

~\$1M | **1** Beds | **2** Baths | **~1,000** Sq. Ft.

OFFER NOT ACCEPTED

- 111%** Offer-to-list ratio
- 24** Days on market
- 5** Competing Offers
- Down payment

Multiple offers. Received a multiple counter offer but buyer chose not to proceed any higher in price.

[Ali Mafi](#)
Redfin Agent

~\$2.5M | **4** Beds | **2.5** Baths | **~2,250** Sq. Ft.

OFFER NOT ACCEPTED

- 105%** Offer-to-list ratio
- 12** Days on market
- 12** Competing Offers
- Down payment

Great home that many people wanted. List price was way under value.

[Ali Mafi](#)
Redfin Agent

~\$2M | **4** Beds | **3** Baths | **~2,750** Sq. Ft.

WINNING OFFER

- 102%** Offer-to-list ratio
- 55** Days on market
- 4** Competing Offers
- Down payment

Multiple offers were received for this building despite the listing agent not advertising an offer due date. Learning that a decision was going to be made quickly, my buyers scrambled to wrap their heads around an offer and see the unit for a second time. Speed was of the essence and we quickly submitted an offer just 24 hours after seeing the home for the first time. Through good communication with the listing agent, I was able to fight to keep the terms of the offer in favor of my clients and ultimately we won the acceptance!

[Derrick Lee](#)
Redfin Agent

~\$1.25M | **2** Beds | **1** Baths | **~1,500** Sq. Ft.

OFFER NOT ACCEPTED

- 93%** Offer-to-list ratio
- 13** Days on market
- 7** Competing Offers
- Down payment

We put in a strong offer but with 7 offers total there was too much competition.

[Chris Amarante](#)
Redfin Agent

Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
----------	------------	--------------	-------------

1/25/2017

143 Corbett Ave, San Francisco, CA 94114

Southwest San Francisco	\$1,260,000	\$780	109.0%
Northwest San Francisco	\$3,195,000	\$1,145	106.2%
Eureka Valley	\$2,247,500	\$1,100	99.0%
94114	\$3,200,000	\$1,273	102.6%
San Francisco	\$1,380,000	\$797	108.5%
San Francisco County	\$1,384,000	\$798	108.5%

\$/Sq. Ft. Houses in 94114

Similar Homes to 143 Corbett Ave

Nearby Homes for Sale

OPEN SAT, 2PM

0.5 mi.

\$3,265,000

9 Clarendon Ave
San Francisco, CA 94114

3 **3** **4,210**
Beds Baths Sq. Ft.

OPEN THU, 5:30PM

0.4
mi.

\$2,595,000
196 Graystone Ter
San Francisco, CA 94114

3 **2.5** **2,695**
Beds Baths Sq. Ft.

0.8
mi.

\$1,389,000
20-22 Belcher St
San Francisco, CA 94114

2 **1** **1,650**
Beds Baths Sq. Ft.

Exhibit 8

Find out what your home is worth.

Get My Home Value

Contact for estimate >

See today's refinance rates » |

Lance King
 (415) 408-7201 ★★★★★ (17)
 11 Recent Sales

Todd Wiley
 (415) 969-7203 ★★★★★ (28)
 15 Recent Sales

Your Name

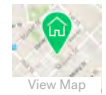
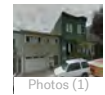
Email

Phone

I'm interested in selling my home at 143 Corbett Ave, San Francisco, CA 94114.

Request Info

By sending, you agree to Trulia's Terms of Use & Privacy Policy.



OFF MARKET: PUBLIC RECORD

143 Corbett Ave

San Francisco, CA 94114 (Castro)

Single-Family Home
3 full Bathrooms
2,322 sqft

Lot size: 1,829 sqft
Built in 1911
Provided By:

🕒 See your commute times

✎ Edit Home Facts

For Sale in San Francisco



Buy

Find Homes Nearby

\$2,599,000 4bd, 5 full ba
1265 Bosworth St
San Francisco

\$2,595,000
3bd, 2 full, 1 partial ba
196 Graystone Ter
San Francisco

\$1,985,000 3bd, 1 full ba
420 Arkansas St
San Francisco

\$2,800,000 5bd, 2 full ba
390-392 Fair Oaks St
San Francisco

Rentals in San Francisco



Rent

Find Rentals Nearby

\$4,750 2bd, 2 full ba
435 China Basin St
San Francisco

\$2,334 - \$6,510 Studio
900 Folsom St
San Francisco

\$3,225 - \$5,650 Studio
2 Townsend St
San Francisco

\$4,999 2bd, 1 full ba
1376 McAllister St
San Francisco

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Property Details for 143 Corbett Ave

Sold > CA > San Francisco > 94114 > Castro > 143 Corbett Ave

Description provided by Trulia

This is a Single-Family Home located at 143 Corbett Avenue, San Francisco, CA. 143 Corbett Ave has 3 baths and approximately 2,322 square feet. The property has a lot size of 1,829 sqft and was built in 1911. The average list price for similar homes for sale is \$2,199,800. 143 Corbett Ave is in the Castro neighborhood in San Francisco, CA. The average list price for Castro is \$2,780,000.

143 Corbett Ave Public Records

Official property, sales, and tax information from county (public) records as of 07/2016:

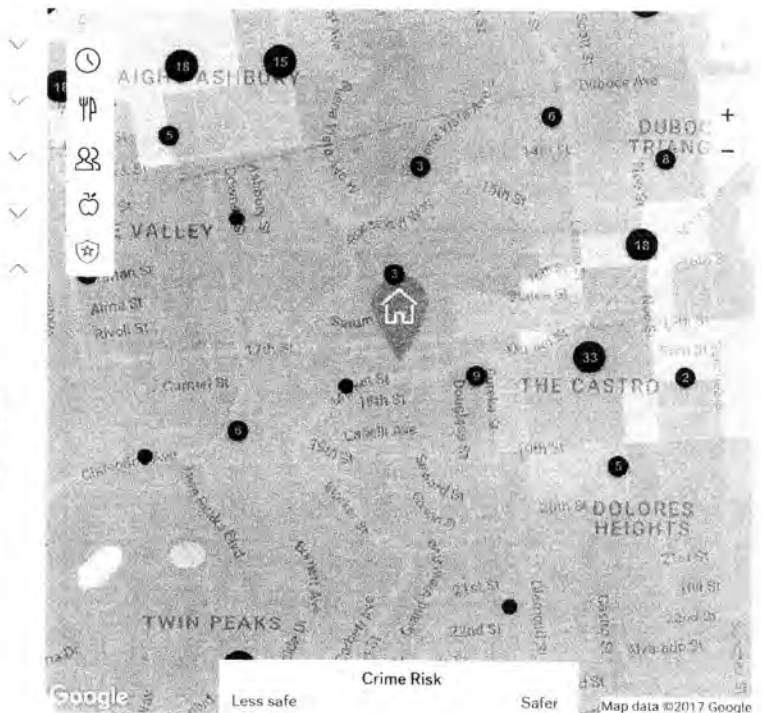
Single Family Residential	3 Bathrooms	2,322 sqft
Lot Size: 1,829 sqft	Built In 1911	Stories: 2 story
7 Rooms	1 Unit	Construction: Wood
Subdivision: MAP PORTION P	County: San Francisco	Tax Rate Code Area: 1-000
ARK LANE TRACT		

See businesses, schools, and crimes near this home

- Calculate your commute time from this home
- MaMa's, Bi Rite Market, Poesia within 1 mile of this home
- 43 median age, 11% married, 88% college graduate in this area
- See 10 schools assigned to this home. McKinley Elementary
- See reported crimes near this home

Date	Type	Description
01/14/2017	Theft	GRAND THEFT, THEFT
01/08/2017	Theft	LARCENY/THEFT, GRAND THEFT FROM LOCKED AUTO. Resolution: NONE. PD District: RICHMOND
01/08/2017	Robbery	ROBBERY, SHOPLIFTING, FORCE AGAINST AGENT. Resolution: ARREST, BOOKED. PD District: MISSION
01/08/2017	Vandalism	VANDALISM, MALICIOUS MISCHIEF, GRAFFITI. Resolution: ARREST, BOOKED. PD District: PARK
01/08/2017	Theft	VEHICLE THEFT, STOLEN MOTORCYCLE. Resolution: NONE. PD District: RICHMOND

Data provided by SpotCrime.com and CrimeReports.com



Affordability

Property Taxes and Assessment of 143 Corbett Ave

Year	Tax	Assessment	Market
2016	\$22,747	\$1,899,168 ⓘ	N/A

Source: Public Records

Ask a question about Castro, San Francisco, CA

Ask agents or local experts anything

Price History & Trends

Real Estate Trends in Castro

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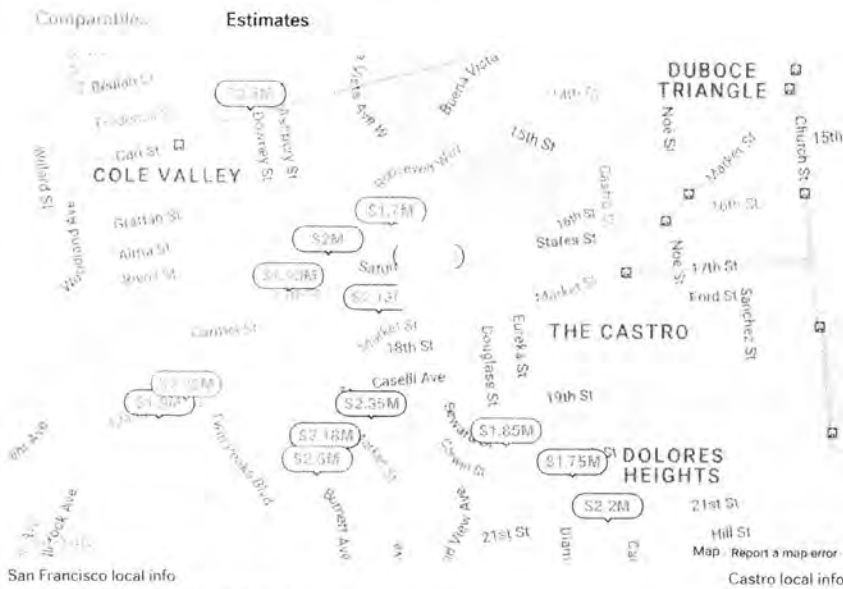
Median sale price for all homes in Castro \$1,482,000

\$1,482,000

0% below listing price

[View more Sales Trends for Castro](#)

Comparables and Estimates around Castro



San Francisco local info

Castro local info

Sold Homes near 143 Corbett Ave

Address	Distance	Property Type	Sold price	Sold date	Bed	Bath	Sqft
143 Corbett Ave	0.08	Single-Family Home	\$2,021,500	09/20/16	-	2	1,627
141 Corbett Ave	0.09	Single-Family Home	\$2,125,000	05/02/16	-	1	1,332
145 Corbett Ave	0.32	Single-Family Home	\$2,175,000	08/18/16	4	2	2,130
147 Corbett Ave	0.53	Single-Family Home	\$1,900,000	05/02/16	-	2	2,075
149 Corbett Ave	0.41	Single-Family Home	\$1,750,000	05/03/16	-	2	1,472
151 Corbett Ave	0.21	Single-Family Home	\$2,000,000	11/30/16	2	2	1,906
153 Corbett Ave	0.26	Single-Family Home	\$1,925,000	12/08/16	3	3	2,800
155 Corbett Ave	0.22	Single-Family Home	\$2,350,000	06/13/16	2	3	2,380
157 Corbett Ave	0.50	Single-Family Home	\$2,500,000	12/15/16	3	2	1,463
159 Corbett Ave	0.51	Single-Family Home	\$2,200,000	10/05/16	-	3	1,543

[View all San Francisco real estate](#)

Contact Info for 143 Corbett Ave



Lance King
(415) 408-7201
11 Recent Sales

Your Name



Todd Wirey
(415) 969-7203
15 Recent Sales

Email

Phone

I'm interested in selling my home at 143 Corbett Ave, San Francisco, CA 94114.

[Request more info](#)

[Get Pre-Qualified](#)

[Save](#)

[Share](#)

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New Listings

San Francisco, CA



\$1,850,000 3 bd 2 ba
39 Samoset St
San Francisco

\$1,688,000 5 bd 3 ba
2131 35th Ave
San Francisco

\$1,600,000 2 bd
207 King St
San Francisco



\$1,595,000 4 bd
145 Joost Ave
San Francisco

\$1,595,000
898 Carolina St
San Francisco

\$2,098,000 2 bd 2 ba
425 1st St #5401
San Francisco

\$1,550,000 4 bd 2 ba
4820 Fulton St
San Francisco

Communities near 143 Corbett Avenue, San Francisco, CA

San Francisco & Nearby Cities

[Brisbane Real Estate](#) | [Daly City Real Estate](#) | [South San Francisco Real Estate](#) | [San Bruno Real Estate](#) | [More](#) ▾

San Francisco Neighborhoods

[Duboce Triangle](#) | [Mission Dolores](#) | [Buena Vista Park and Dolores Park](#) | [Noe Valley](#) | [More](#) ▾

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Exhibit 9



APPROVED Dept. of Building Insp.

AUG 11 2014

Tom C. Hui, Director, Dept. of Building Inspection

APPROVED FOR ISSUANCE 8/11/14

Bldg. Form 3/8 APPLICATION NUMBER 2014-0811-3493 APPROVAL NUMBER

COMPLAIN # 201489181

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED FORM 8 OVER-THE-COUNTER ISSUANCE

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.

NUMBER OF PLAN SETS 9/E

DO NOT WRITE ABOVE THIS LINE

Table with permit details: DATE FILED (8/11/14), FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB (143 CORBETT AVE), BLOCK & LOT (2656/260), PERMIT NO. (1532783), ISSUED (8-11-14), (2A) ESTIMATED COST OF JOB (\$10,500), (2B) REVISED COST (BY: 13,000), DATE (8/11/14)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with building details: (4A) TYPE OF CONSTR. (5B), (5A) NO. OF STORIES OF OCCUPANCY (3), (6A) NO. OF BASEMENTS AND CELLARS (1), (7A) PRESENT USE (SINGLE FAMILY), (8A) OCCUP. CLASS (R3), (9A) NO. OF DWELLING UNITS (1)

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with building details: (4) TYPE OF CONSTR. (5B), (5) NO. OF STORIES OF OCCUPANCY (3), (6) NO. OF BASEMENTS AND CELLARS (1), (7) PROPOSED USE (SINGLE FAMILY), (8) OCCUP. CLASS (R3), (9) NO. OF DWELLING UNITS (1)

Table with construction details: (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?

Table with contractor info: (14) GENERAL CONTRACTOR (El Sandoval Co), ADDRESS, ZIP, A.S. PHONE, CALIF. LIC. NO., EXPIRATION DATE

Table with owner info: (15) OWNER - LESSEE (Cross Out One) (Ragini Raghavan), ADDRESS, ZIP, PHONE (FOR CONTACT BY DEPT.)

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

REPAIR DRIP ROT ON FLOOR & WALL OF THIRD FLOOR BATHROOM REPLACE PLUMBING FIXTURES. EXISTING LIGHTING & VENTILATION TO REMAIN.

ADDITIONAL INFORMATION

Table with additional info: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT (N/A) (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA (N/A) 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? (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. No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wall containing more than 750 volts. 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. BUILDINGS 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 WORKING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WORKING 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).

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 2600 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

- I hereby affirm under penalty of perjury one of the following declarations: (I) I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 2700 of the Labor Code, for the performance of the work for which this permit is issued. (II) I have and will maintain worker's compensation insurance, as required by Section 2700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are: Carrier Policy Number (III) The cost of the work to be done is \$100 or less. (IV) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that in the event that I attempt to become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 2600 of the Labor Code, that the permit herein applied for shall be deemed revoked.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau. Signature of Applicant or Agent Date 8/11/14

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: DEPARTMENT OF BUILDING INSPECTION

APPROVED: Jonathan Chiu, DBI AUG 11, 2014

DATE: REASON: AUG 11 2014 OK to process

NOTIFIED MR. B. [Signature]

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED: [] MA

DATE: REASON:

NOTIFIED MR.

DEPARTMENT OF CITY PLANNING

APPROVED: []

DATE: REASON:

NOTIFIED MR.

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED: [X] Timothy Nagata, DBI AUG 11 2014

DATE: REASON:

NOTIFIED MR.

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED: [] MA

DATE: REASON:

NOTIFIED MR.

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED: []

DATE: REASON:

NOTIFIED MR.

BUREAU OF ENGINEERING

APPROVED: []

DATE: REASON:

NOTIFIED MR.

DEPARTMENT OF PUBLIC HEALTH

APPROVED: []

DATE: REASON:

NOTIFIED MR.

REDEVELOPMENT AGENCY

APPROVED: []

DATE: REASON:

NOTIFIED MR.

HOUSING INSPECTION DIVISION

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

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

Number of attachments []

OWNER'S AUTHORIZED AGENT

RECEIVED COPY

DEPARTMENT OF
BUILDING INSPECTION

FJ SANDOVAL CO.

143 DOLORES ST # 5
San Francisco, CA 94110
415-734-7172
Fax: 550-6620
CASL # 705303

August 11, 2014

Re: 143 Corbett Ave.
San Francisco, Ca

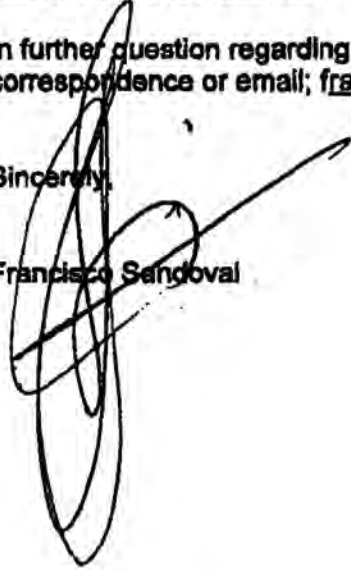
To whom it may concern:

I hereby authorize Mr. Javier Solorzano to apply and attain the permits required for above mentioned address at the City and county of San Francisco.

In further question regarding this matter can be sent to myself through letter correspondence or email; francisco@fjsandoval.com

Sincerely,

Francisco Sandoval





City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom Hul, Acting Director

PERMIT APPLICANT AND AUTHORIZED AGENT DISCLOSURE AND CERTIFICATION

Date: 8/11/14 New Amended
Permit Application No. 2014-DB11-3993 Job Address: 143 ~~ALTA~~ CORNBELL AVE.

This form must be completed in its entirety in connection with an application for a building permit (Forms 1/2, 3/8, 4/7, 6 and 8). This form must be amended for all new information or change in information for duration of project. Please be advised that the Department does not regulate permit expeditors/consultants or afford them preferential treatment.

A. Permit Applicant Information

I hereby certify that for the purpose of filling an application for a building or other permit with the Central Permit Bureau, or completion of any from related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documented connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am

Check box(es):

- The owner (B)
- The authorized agent. Check entity(ies):
 - Architect (D)
 - Contractor (E)
 - Permit Consultant/Expediter (G)
 - Other _____ (H)
- The lessee (C)
- Engineer (D)
- Attorney (F)

Print Applicant Name Francisco Samponal (H)
Sign Name [Signature]

B. Owner Information

Name PALVINI PACHAUN
Phone (408) 269-2907
Address 143 CORNBELL AVE
City S.F. State CA Zip 94115

C. Lessee Information

Name _____
Phone _____
Address _____
City _____ State _____ Zip _____

D. Architect/Engineer Information

- None List of all Architect(s)/Engineer(s) on project:

A. Name _____
 Architect Engineer
 Phone No. _____
 Firm Name _____
 License # _____
 Expiration Date _____
 Firm Address _____
 City _____ State _____ Zip _____

B. Name _____
 Architect Engineer
 Phone No. _____
 Firm Name _____
 License # _____
 Expiration Date _____
 Firm Address _____
 City _____ State _____ Zip _____

C. Name

Architect Engineer
 Phone No. _____
 Firm Name _____
 License # _____
 Expiration Date _____
 Firm Address _____
 City _____ State _____ Zip _____

E. General Contractor Information

Note: Complete separate licensed contractor's statement also.

Name Francisco Samponal
 Phone _____
 Firm Name FJ Samponal & Co.
 License # 305309
 Expiration Date 2/20/15
 Firm Address 1348-DOLores ST #5
 City S.F. State CA Zip 94112

- Contractor not yet selected. If this box is checked; submit an amended form when known.
- Owner-BUILDER. If this box is checked, submit Owner-BUILDER Declaration Form.

F. Attorney Information

Name _____
 Phone _____
 Address _____
 City _____ State _____ Zip _____

G. Permit Consultant/Expediter

Name _____
 Phone _____
 Address _____
 City _____ State _____ Zip _____

H. Authorized Agent - Others

Name _____
 Phone _____
 Address _____
 City _____ State _____ Zip _____

Please describe your relationship with the owner.

Exhibit 10



APPROVED
Dept. of Building Insp.

SEP 18 2014

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

APPROVED FOR ISSUANCE
SEP 18 2014

BLDG. FORM 318

APPLICATION NUMBER
2014091816415
OSHA APPROVAL REQ'D

201494491 (BID)

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 *AC*

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.

DO NOT WRITE ABOVE THIS LINE

DATE FILED 9/18/14	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 143 CORPETT AVENUE	BLOCK & LOT 2656/260
PERMIT NO. 1336365	ISSUED 9/18/14	(2A) ESTIMATED COST OF JOB \$25,000	(2B) REVISED COST: BY: 25,000 <i>TK</i> DATE 9.18.14

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. SB	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE: SINGLE FAMILY	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS 1
----------------------------	---------------------------------------	--	------------------------------------	-------------------------	---------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. SB	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) SINGLE FAMILY	(8) OCCUP. CLASS R3	(9) NO. OF DWELLING UNITS 1
---------------------------	--------------------------------------	---------------------------------------	---	------------------------	--------------------------------

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

(14) GENERAL CONTRACTOR FJ SANDRVAL CO.	ADDRESS 1346 DOWNEY ST.	ZIP 94110	PHONE 734-7132	CALIF. LIC. NO. 705303	EXPIRATION DATE
--	----------------------------	--------------	-------------------	---------------------------	-----------------

(15) OWNER - LESSEE (GROSS OUT ONE) RAGHAVEN RAVI	ADDRESS 143 CORPETT AVE	ZIP 94114	PHONE (FOR CONTACT BY DEPT.) 415. 550-6620
--	----------------------------	--------------	---

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

INSTALL NEW BATHROOM ON THIRD FLOOR. REMODEL EXISTING BATHROOM ON THIRD FLOOR. TO ADDRESS COMPLAINT # 20149941.

ADDITIONAL INFORMATION

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

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

(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> N/A	ADDRESS	CALIF. CERTIFICATE NO.
--	---------	------------------------

(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") N/A	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 is to be closer than 6'9" to any wire containing more than 750 volts. See Sec 380, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

<input type="checkbox"/> OWNER	<input type="checkbox"/> ARCHITECT
<input type="checkbox"/> LESSEE	<input type="checkbox"/> AGENT
<input checked="" type="checkbox"/> CONTRACTOR	<input type="checkbox"/> ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

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

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

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

- () I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- () II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier _____
Policy Number _____
- () III. The cost of the work to be done is \$100 or less.

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

I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this Form with the Central Permit Bureau.

Signature of Applicant or Agent _____ Date 9/18/14

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: DEPARTMENT OF BUILDING INSPECTION

Nelson Lau, DBI SEP 18 2014 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: 9/18/14 REASON: NOTIFIED MR. DATE: REASON:

APPROVED: [checkbox] [signature] DEPARTMENT OF CITY PLANNING

NOTIFIED MR. DATE: REASON:

APPROVED: [checkbox] [signature] BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR. DATE: REASON:

APPROVED: [checkbox] [signature] Jeff Lai, DBI SEP 18 2014 MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR. DATE: REASON:

APPROVED: [checkbox] [signature] CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR. DATE: REASON:

APPROVED: [checkbox] [signature] BUREAU OF ENGINEERING

NOTIFIED MR. DATE: REASON:

APPROVED: [checkbox] [signature] DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR. DATE: REASON:

APPROVED: [checkbox] SFPUC [signature] Raj Kumar 9/10/14 REDEVELOPMENT AGENCY

NOTIFIED MR. DATE: REASON:

APPROVED: [checkbox] [signature] HOUSING INSPECTION DIVISION

NOTIFIED MR. DATE: REASON:

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

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

Number of attachments [checkbox]

OWNER'S AUTHORIZED AGENT



City and County of San Francisco
Department of Building Inspection



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

PERMIT APPLICANT AND AUTHORIZED AGENT
DISCLOSURE AND CERTIFICATION

Date: 9/18/19 New Amended
Permit Application No. 2019.0918.1685 Job Address: 143 COPPERT AVE

This form must be completed in its entirety in connection with an application for a building permit (Forms 1/2, 3/8, 4/7, 6 and 8).
This form must be amended for all new information or change in information for duration of project. Please be advised that the Department does not regulate permit expeditors/consultants or afford them preferential treatment.

A. Permit Applicant Information

I hereby certify that for the purpose of filling an application for a building or other permit with the Central Permit Bureau, or completion of any from related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documented connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am

Check box(es):

- The owner (B)
- The authorized agent. Check entity(ies):
 - Architect (D)
 - Contractor (E)
 - Permit Consultant/Expediter (G)
 - Other (H)
- The lessee (C)
- Engineer (D)
- Attorney (F)

Print Applicant Name JAVIER SOLERMANO
Sign Name [Signature]

B. Owner Information

Name RAGHAVEN RAVI
Phone _____
Address 143 COPPERT AVE
SF CA 94114
City State Zip

C. Lessee Information

Name _____
Phone _____
Address _____
City State Zip

D. Architect/Engineer Information

- None
- List of all Architect(s)/Engineer(s) on project:

A. Name _____
 Architect Engineer
Phone No. _____
Firm Name _____
License # _____
Expiration Date _____
Firm Address _____
City State Zip

B. Name _____
 Architect Engineer
Phone No. _____
Firm Name _____
License # _____
Expiration Date _____
Firm Address _____
City State Zip

C. Name _____

- Architect
- Engineer

Phone No. _____
Firm Name _____
License # _____
Expiration Date _____
Firm Address _____
City State Zip

E. General Contractor Information

Note: Complete separate licensed contractor's statement also.

Name FJ SANDOVAL CO.
Phone 415.794.7172
Firm Name FRANCISCO SANDOVAL
License # 705303
Expiration Date 9/15
Firm Address 1349 DOLARBS ST. SF
SF CA 94110
City State Zip

- Contractor not yet selected. If this box is checked; submit an amended form when known.
- Owner-Builder. If this box is checked, submit Owner-Builder Declaration Form.

F. Attorney Information

Name _____
Phone _____
Address _____
City State Zip

G. Permit Consultant/Expediter

Name _____
Phone _____
Address _____
City State Zip

H. Authorized Agent - Others

Name JAVIER SOLERMANO
Phone 415.724.5240
Address 3200 21ST ST. SF
SF CA 94110
City State Zip

Please describe your relationship with the owner.

Exhibit 11



APPROVED
Dept. of Building Insp.

NOV 25 2014

Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR

APPROVED FOR ISSUANCE
NOV 26 2014
BLDG. FORM 318
APPLICATION NUMBER 2014-11-25-2473

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE
NUMBER OF PLAN SETS
DO NOT WRITE ABOVE THIS LINE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
ADDITIONAL INFORMATION
IMPORTANT NOTICES
NOTICE TO APPLICANT

APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: GYP. BOARD RESTORATION AFTER WORK SHALL COMPLY WITH SFBCE SEC. 3909.7.1

CHECKED

NOV 20 2014

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

<input type="checkbox"/>	APPROVED: THOMAS LE	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	

DATE: REASON:

NOTIFIED MR.

DATE: REASON:

NOTIFIED MR.

DATE: REASON:

NOTIFIED MR.

DATE: REASON:

NOTIFIED MR.

DATE: REASON:

NOTIFIED MR.

DATE: REASON:

NOTIFIED MR.

DATE: REASON:

NOTIFIED MR.

DATE: REASON:

NOTIFIED MR.

DATE: REASON:

NOTIFIED MR.

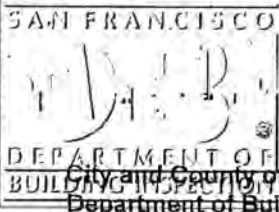
HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

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

Number of attachments

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



City and County of San Francisco
Department of Building Inspection



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

LICENSED CONTRACTOR'S STATEMENT

Permit Application No. _____

Job Address: 143 CORBETT AVE

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 705303

License Class B

Expiration Date 2015

Contractor

F.J. SANDERSON CO
PRINT

[Signature]
SIGNATURE

NOTE: *Any violation of the Bus. & Prof. Code Sec 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)* Bus. & Prof. Code Sec. 7031.5. Revised 04/30/2010

1660 Mission Street – San Francisco CA 94103
Office (415) 558-6088 – Fax (415) 558-6401
Website: www.sfdbi.org

Exhibit 12



APPROVED
Dept. of Building Insp.

JUL 06 2015

APPROVED FOR ISSUANCE

JUL 06 2015

BLDG. FORM 3/8

APPLICATION NUMBER 20150706571

OSHA APPROVAL REQUIRED APPROVAL NUMBER

BID 201555501

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

TOM C. HUI, DIRECTOR, 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.

Table with fields: DATE FILED (JUL 06 2015), FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB (143 CORPETT AVENUE), BLOCK & LOT (2656/1260), PERMIT NO. (1362271), ISSUED (JUL 06 2015), (2A) ESTIMATED COST OF JOB (\$3,200), (2B) REVISED COST (\$3,200), DATE (7/6/15)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with fields: (4A) TYPE OF CONSTR. (V-B), (5A) NO. OF STORIES OF OCCUPANCY (3), (6A) NO. OF BASEMENTS AND CELLARS (0), (7A) PRESENT USE (SINGLE FAMILY), (8A) OCCUP. CLASS (R3), (9A) NO. OF DWELLING UNITS (1)

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with fields: (4) TYPE OF CONSTR. (V-B), (5) NO. OF STORIES OF OCCUPANCY (3), (6) NO. OF BASEMENTS AND CELLARS (0), (7) PROPOSED USE (LEGAL USE) (SINGLE FAMILY), (8) OCCUP. CLASS (R3), (9) NO. OF DWELLING UNITS (1)

Table with fields: (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?, (14) GENERAL CONTRACTOR (P. SANDOVAL), (15) OWNER - LESSEE (RAGINI RAGHAVAN)

REPLACE REAR WINDOWS (6) NOT VISIBLE FROM THE STREET. IN KIND SIZE & TYPE. UFACTOR 0.32 MAX.

ADDITIONAL INFORMATION

Table with fields: (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, (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?, (25) ARCHITECT OR ENGINEER (DESIGN/CONSTRUCTION), (26) CONSTRUCTION LENDER

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code. No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any tree containing more than 750 volts. 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. 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) (23) OR (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. On drawings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX: OWNER, LESSOR, CONTRACTOR, ARCHITECT, AGENT, ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

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

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

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

- () I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
() II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
() III. The cost of the work to be done is \$100 or less.
() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith 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 worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: [Signature] Date: 7/6/15

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: DEPARTMENT OF BUILDING INSPECTION

APPROVED: REPLY TO SIX WINDOWS W-KIM

Stephen Kwok, DBI JUL 06 2015 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: 7/6/15 REASON: OIL TO POWER NOTIFIED MR.

APPROVED: DEPARTMENT OF CITY PLANNING

DATE: REASON: NOTIFIED MR.

APPROVED: 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 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

OFFICIAL COPY



City and County of San Francisco
Department of Building Inspection



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

LICENSED CONTRACTOR'S STATEMENT

Permit Application No. 201507060719

Job Address: 143 CORBETT STREET

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 705303

License Class B

Expiration Date 2/20/2017

Contractor

FRANCISCO SANDOVAL
PRINT

[Signature]
SIGNATURE

NOTE: *Any violation of the Bus. & Prof. Code Sec 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)* Bus. & Prof. Code Sec. 7031.5. Revised 04/30/2010

1660 Mission Street - San Francisco CA 94103
Office (415) 558-6088 - Fax (415) 558-6401
Website: www.sfdbi.org

Exhibit 13



APPROVED
Dept. of Building Insp.

NOV 30 2015

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

APPROVED FOR ISSUANCE

NOV 30 2015

BLDG. FORM 318
APPLICATION NUMBER
2015-0829 5417

OSHA APPROVAL REC'D
APPROVAL NUMBER

M

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM B OVER-THE-COUNTER ISSUANCE

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.

2 NUMBER OF PLAN SETS
NOV 30 2015

DO NOT WRITE ABOVE THIS LINE

Table with permit details: DATE FILED, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, BLOCK & LOT, PERMIT NO., ISSUED, (2A) ESTIMATED COST OF JOB, (2B) REVISED COST, BY, DATE.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(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?
(14) GENERAL CONTRACTOR
(15) OWNER - LESSEE (CROSS OUT ONE)
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?
(18) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?
(20) IF (18) IS YES, STATE NEW GROUND FLOOR AREA
(21) WILL BUILDING EXTEND BEYOND PROPERTY LINE?
(22) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)
(23) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
(25) ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION)
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change.
No portion of building or structure or scaffolding used during construction is to be closer than 8'0" to any other building containing more than 750 volts.
Permitted to San Francisco Building Code, the building permit shall be posted on the job.
Grade lines as shown on drawings accompanying this application are assumed to be correct.

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.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable.
I hereby affirm under penalty of perjury one of the following declarations:
(I) I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
(II) I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
(III) The cost of the work to be done is \$100 or less.
(IV) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California.
(V) I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

Signature of Applicant or Agent
NOV 30 2015

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

DATE: _____
REASON: _____

[Signature]
BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

NOTIFIED MR. _____

APPROVED:

DATE: _____
REASON: _____

ML

DEPARTMENT OF CITY PLANNING

NOTIFIED MR. _____

APPROVED:

DATE: _____
REASON: _____

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR. _____

APPROVED:

DATE: _____
REASON: _____

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR. _____

APPROVED:

DATE: _____
REASON: _____

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

NOTIFIED MR. _____

APPROVED:

DATE: _____
REASON: _____

ML

BUREAU OF ENGINEERING

NOTIFIED MR. _____

APPROVED:

DATE: _____
REASON: _____

DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR. _____

APPROVED:

DATE: _____
REASON: _____

REDEVELOPMENT AGENCY

NOTIFIED MR. _____

APPROVED:

DATE: _____
REASON: _____

HOUSING INSPECTION DIVISION

NOTIFIED MR. _____

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



City and County of San Francisco
Department of Building Inspection



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

LICENSED CONTRACTOR'S STATEMENT

Permit Application No. 2015. 08 27. 5417
Job Address: 143 COPPETT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 705303

License Class B

Expiration Date 8/28/2017

Contractor
FRANISCO BANDOVAL
PRINT

[Signature]
SIGNATURE

NOTE: "Any violation of the Bus. & Prof. Code Sec 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)" Bus. & Prof. Code Sec. 7031.5. Revised 10/1/2013.

Exhibit 14



BUILDING ENLARGEMENT DESCRIPTION
 VERTICAL
 HORIZONTAL

APPROVED
Dept. of Building Insp.

AUG 31 2016

Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR

APPROVED FOR ISSUANCE

AUG 31 2016

BLDG. FORM 318

APPLICATION NUMBER

OSHA APPROVAL REQ'D

BID 201500691

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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

DCP
DO NOT WRITE ABOVE THIS LINE

PLING FEE RECEIPT NO. 142575	(1) STREET ADDRESS OF JOB 143 CORCORAN AVE	BLOCK & LOT 2656 / 060
PERMIT NO. 1402304	(2A) ESTIMATED COST OF JOB \$6,000	(2B) REVISED COST \$15,000
ISSUED 8-31-16	BY: [Signature] 8-31-16	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING					
(4A) TYPE OF CONSTR. V-P	(5A) NO. OF STORIES OF OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE: SINGLE FAMILY	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONSTR. V-P	(5) NO. OF STORIES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) SINGLE FAMILY	(8) OCCUP. CLASS R3	(9) NO. OF DWELLING UNITS 1
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
EDWARD VAL	1348 Dolores St.	94110	415-734-7172	8705303	2/18
(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	PHONE (FOR CONTACT BY DEPT.)		
PAGINI PACHANAN	21789 MOUNT EDEN	94020	208-1674-1907		
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
INFILL LIGHT WELL ON SOUTH SIDE OF THE HOUSE					
ADDITIONAL INFORMATION					
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUD-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>)	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 is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

In drawings, all framing materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

OWNER
 ARCHITECT
 LESSEE
 AGENT
 CONTRACTOR
 ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

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

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

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

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

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

Carrier _____
Policy Number _____

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

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit health 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 worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

OFFICE COPY

AUG 31 2016

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: *[Signature]*
DEPARTMENT OF BUILDING INSPECTION Matthew Ralls, DBI
AUG 31 2016

DATE: 11/25/15
REASON: S.I.P. - G.H.
EX-TO PROCESS

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

NOTIFIED MR. _____

APPROVED: *lightwell infill (on bottom 2 levels only) against neighboring blank wall*
Max Kline 11/25/15
Approved Planning Dept. Heidi Kline

DATE: _____
REASON: _____

DEPARTMENT OF CITY PLANNING

NOTIFIED MR. _____

APPROVED: *NSA*

DATE: _____
REASON: _____

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR. _____

APPROVED:

DATE: _____
REASON: _____

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR. _____

APPROVED: *[Signature]*
Matthew Ralls, DBI
AUG 31 2016

SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER SFBC CHAPTER 17

DATE: _____
REASON: _____

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR. _____

APPROVED: *NSA*

DATE: _____
REASON: _____

BUREAU OF ENGINEERING

NOTIFIED MR. _____

APPROVED:

DATE: _____
REASON: _____

DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR. _____

APPROVED:

DATE: _____
REASON: _____

REDEVELOPMENT AGENCY

NOTIFIED MR. _____

APPROVED:

DATE: _____
REASON: _____

HOUSING INSPECTION DIVISION

NOTIFIED MR. _____

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT _____

OFFICIAL COPY



City and County of San Francisco
Department of Building Inspection



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

LICENSED CONTRACTOR'S STATEMENT

Permit Application No. 2015-11-25-3643
Job Address: 143 CORBETT AVE

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 705303
License Class B
Expiration Date 228.2017

Contractor
FRANCISCO SAMONAL
PRINT
[Signature]
SIGNATURE

NOTE: *Any violation of the Bus. & Prof. Code Sec 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)* Bus. & Prof. Code Sec. 7031.5. Revised 10/1/2013.

OFFICIAL COPY



STRUCTURAL ADDITION INFORMATION FORM

OWNER'S NAMES & ADDRESS: Bagharian, Davi-143 Corbett Av-SF CA. 94114

ADDRESS: 143 Corbett Ave # OF NOTIFICATIONS: 6

BLOCK: 2656 ADDRESS ON APPLICATION (PLANS)

LOT: 060 VERIFIED BY: DFF

APPLICATIONS 2015-11-25-3643 Initials

PERMIT # 1402304 DATE MAILED: 08/31/16

DATE ISSUED: 08/31/16

ADDITION CONSISTS OF: _____

ADDRESS OF ADJACENT PROPERTIES:

LOT # 061 ADDRESS: 137 Corbett Av
139 " "

LOT # _____ ADDRESS: _____

004 ADDRESS: _____

ADDRESS: _____

005 ADDRESS: _____

ADDRESS: _____

006 ADDRESS: _____

ADDRESS: _____

059 ADDRESS: _____

ADDRESS: _____

Exhibit 15



APPROVED Dept. of Building Insp.

SEP 16 2016

Tom C. Hui, S.E., C.B.O. DIRECTOR DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

BLDG. FORM 318

APPLICATION NUMBER 2016 0216

APPROVAL NUMBER 7872

2016 318 F2 P1M 04.H.C

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS. FORM 3 OTHER AGENCIES REVIEW REQUIRED. FORM 8 OVER-THE-COUNTER ISSUANCE. NUMBER OF PLAN SETS 6.

DATE FILED 9-16-16. FILING FEE RECEIPT NO. (1) STREET ADDRESS OF JOB 143 CORBETT AVE. BLOCK & LOT 2056/460. PERMIT NO. 1403825. ISSUED 9/16/16. (2A) ESTIMATED COST OF JOB 1.0. (2B) REVISED COST \$1. DATE 9-16-16.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS. LEGAL DESCRIPTION OF EXISTING BUILDING: (4A) TYPE OF CONSTR. V-6, (5A) NO. OF STORIES OF OCCUPANCY 3, (6A) NO. OF BASEMENTS AND CELLARS 1, (7A) PRESENT USE CABLE FAMILY, (8A) OCCUP. CLASS P-3, (9A) NO. OF DWELLING UNITS 1. DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: (4) TYPE OF CONSTR. V-6, (5) NO. OF STORIES OF OCCUPANCY 3, (6) NO. OF BASEMENTS AND CELLARS 1, (7) PROPOSED USE (LEGAL USE) CABLE FAMILY, (8) OCCUP. CLASS P-3, (9) NO. OF DWELLING UNITS 1.

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT). REVISION TO PERMIT 2015. 11.25. 3643 INFILL ON LIGHTWELL ON EAST SIDE OF BUILDING AS NOTED ON PLAN. CLERICAL ERROR SHOWS WEST.

ADDITIONAL INFORMATION. (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO. (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT. (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES NO. (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT. (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES NO. (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO. (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES NO. (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? 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... 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. 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, LESSOR, CONTRACTOR, ARCHITECT, 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 claims, demands and actions for damages resulting from operations under this permit... 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... (ii) I have and will maintain worker's compensation insurance... Carrier Policy Number: 9-16-16

APPLICANT'S CERTIFICATION. I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

Signature of Applicant or Agent. Date 9-16-16. OFFICE COPY

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: *Matthew Falls, DBI*
SEP 16 2016

DATE: 9/16/16
REASON: dc 90
Process. B10
Matt Greene

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

NOTIFIED MR.

APPROVED:

N/A

DATE: _____
REASON: _____

DEPARTMENT OF CITY PLANNING

NOTIFIED MR.

APPROVED:

DATE: _____
REASON: _____

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR.

APPROVED:

DATE: _____
REASON: _____

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR.

APPROVED:

DATE: _____
REASON: _____

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

NOTIFIED MR.

APPROVED:

DATE: _____
REASON: _____

BUREAU OF ENGINEERING

NOTIFIED MR.

APPROVED:

DATE: _____
REASON: _____

DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR.

APPROVED:

DATE: _____
REASON: _____

REDEVELOPMENT AGENCY

NOTIFIED MR.

APPROVED:

↓

DATE: _____
REASON: _____

HOUSING INSPECTION DIVISION

NOTIFIED MR.

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT _____



City and County of San Francisco
Department of Building Inspection



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

LICENSED CONTRACTOR'S STATEMENT

Permit Application No. 2016. 09-16-7972

Job Address: 143 CORPENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 705303

License Class B

Expiration Date 2.21

Contractor:

FRANCISCO SANDOVAL

PRINT

SIGNATURE

NOTE: "Any violation of the Bus. & Prof. Code Sec 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)" Bus. & Prof. Code Sec. 7031.5. Revised 10/1/2013.

Exhibit 16



APPROVED
Dept. of Building Insp.

AUG 19 2016

Tom C. Hui
TOM C. HUI, S.E., C.B.O.
DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE
8/18/16

BLDG. FORM 318

APPLICATION NUMBER
201608195
APPROVAL NUMBER
15
OSHA APPROVAL REQ'D

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE
NUMBER OF PLAN SETS
DATE FILED 8/18/16
FILING FEE RECEIPT NO.
(1) STREET ADDRESS OF JOB 143 CORBETT AVE BLOCK & LOT 2056/060
PERMIT NO. 1401200 ISSUED 8/19/16 (2A) ESTIMATED COST OF JOB \$100 (2B) REVISED COST BY \$100 DATE 8/18/16

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
(4A) TYPE OF CONSTR. 513 (5A) NO. OF STORIES OF OCCUPANCY: 3 (6A) NO. OF BASEMENTS AND CELLARS: 1 (7A) PRESENT USE: SINGLE FAM DWELLING (8A) OCCUP. CLASS: R3 (9A) NO. OF DWELLING UNITS: 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(4) TYPE OF CONSTR. 60 (5) NO. OF STORIES OF OCCUPANCY: 3 (6) NO. OF BASEMENTS AND CELLARS: 1 (7) PROPOSED USE (LEGAL USE): SINGLE FAM DWELLING (8) OCCUP. CLASS: R3 (9) NO. OF DWELLING UNITS: 1
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO
(12) ELECTRICAL WORK TO BE PERFORMED? YES NO
(13) PLUMBING WORK TO BE PERFORMED? YES NO
(14) GENERAL CONTRACTOR: R1 SANDOVAL 1248 DOLORES ST 94110 415 734 7172 CALIF. LIC. NO. 705303 EXPIRATION DATE 2/28/17
(15) OWNER - LESSEE (CROSS OUT ONE): PASINI PASHAYAN 143 CORBETT AVE SF 94115 408.867.7707
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
To obtain final inspection for work approved under PA# 2014-0811-3493
PA# 2014-0918-6686
All work is complete 2014-11-25-2473

ADDITIONAL INFORMATION
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT N/A
(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES NO
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA N/A SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES NO
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO
(23) ANY OTHER EXISTING BLDG. ON LOT (IF YES, SHOW ON PLOT PLAN) YES NO
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? 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 is to be closer than 6" to any wall containing more than 750 volts. See Sec 305, California Penal Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORK OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.
CHECK APPROPRIATE BOX
[] OWNER [] ARCHITECT
[] LESSEE [] AGENT
[] CONTRACTOR [] ENGINEER

APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT
HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.
I hereby affirm under penalty of perjury one of the following declarations:
() I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
() II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier:
Policy Number:
The cost of the work to be done is \$100 or less.
() III. In the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation laws of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, then the permit herein applied for shall be deemed revoked.
() IV. I certify as the owner (or the agent of the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.
Signature of Applicant or Agent: 8/18/16

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

REFER TO: **APPROVED:**
 Contact the district building inspector at the start of work i.
 558-6096. For plumbing inspection scheduling call 558-
 6051. 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.

Robert Power
ROBERT POWER, DBI
AUG 18 2016
 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED:

DEPARTMENT OF CITY PLANNING

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

HOUSING INSPECTION DIVISION

DATE: _____
REASON: _____

NOTIFIED MR. _____
DATE: _____
REASON: _____

NOTIFIED MR. _____
DATE: _____
REASON: _____

NOTIFIED MR. _____
DATE: _____
REASON: _____

NOTIFIED MR. _____
DATE: _____
REASON: _____

NOTIFIED MR. _____
DATE: _____
REASON: _____

NOTIFIED MR. _____
DATE: _____
REASON: _____

NOTIFIED MR. _____
DATE: _____
REASON: _____

NOTIFIED MR. _____
DATE: _____
REASON: _____

NOTIFIED MR. _____
DATE: _____
REASON: _____

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT _____



City and County of San Francisco
Department of Building Inspection



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

LICENSED CONTRACTOR'S STATEMENT

Permit Application No. _____

Job Address: 148 CORBETT AVE

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 705303

License Class B

Expiration Date 02/28/17

Contractor

FRANCO SANDOVAL
PRINT

[Signature]
SIGNATURE

NOTE: "Any violation of the Bus. & Prof. Code Sec 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)" Bus. & Prof. Code Sec. 7031.5. Revised 10/1/2013.

Exhibit 17

COMPLAINT DATA SHEET**Complaint****Number:** 201489181

Owner/Agent: OWNER DATA SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:

Location:

143 CORBETT AV

Block:

2656

Lot:

060

Site:

Rating:

Occupancy Code:

Received By:

Alma Canindin

Division:

PID

Complainant's

Phone:

Complaint Source: TELEPHONE

Assigned to

BID

Division:

Description: Construction on the 1st floor without permit to date.

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	HERNANDEZ	6286		

REFERRAL INFORMATION**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
08/07/14	CASE OPENED	BID	Schroeder	CASE RECEIVED	
08/08/14	OTHER BLDG/HOUSING VIOLATION	BID	Hernandez	NO ENTRY	no entry left a wywo on 8/8/14 mh
08/11/14	OTHER BLDG/HOUSING VIOLATION	BID	Hernandez	CASE CLOSED	PA201408113493 issued. ok to close MH

COMPLAINT ACTION BY DIVISION**NOV (HIS):****NOV (BID):**

Inspector Contact Information

[Online Permit and Complaint Tracking home page.](#)**Technical Support for Online Services**

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

Exhibit 18

COMPLAINT DATA SHEET**Complaint Number: 201494491**Owner/Agent: OWNER DATA
SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:

Location: 143 CORBETT AV

Block: 2656

Lot: 060

Site:

Rating:

Occupancy Code:

Received By: MASUNCION

Division: BID

Complainant's

Phone:

Complaint Source: WEB FORM

Assigned to: BID

Division:

Description: date last observed: 12-SEP-14; time last observed: 1:00 pm; identity of person performing the work: Sandoval? ; floor: First; exact location: Main Bldg; building type: Residence/Dwelling
WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT; ; additional information: Gutted 1st floor, permit is 3rd floor bath. Earlier complaint abated by inspector who did not visit but assumed permit covered work. ;

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	SCHROEDER	11444	18	

REFERRAL INFORMATION**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
09/16/14	CASE OPENED	BID	Schroeder	CASE RECEIVED	
09/17/14	CASE OPENED	BID	Schroeder	CASE RECEIVED	site visit contractor to provide permits not on site cs
09/18/14	WITHOUT PERMIT-ADDED, DELETED FLOOR OCCUPANCY	BID	Schroeder	CASE ABATED	pa 201409186685 issued for work cs

COMPLAINT ACTION BY DIVISION**NOV (HIS):****NOV (BID):**

Inspector Contact Information

[Online Permit and Complaint Tracking](#) home page.**Technical Support for Online Services**

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

Exhibit 19

COMPLAINT DATA SHEET**Complaint****Number:** 201407451

Owner/Agent: OWNER DATA SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:

Location:

143 CORBETT AV

Block:

2656

Lot:

060

Site:

Rating:

Occupancy Code:

Received By:

IS INTERN

Division:

INS

Complainant's
Phone:Complaint
Source: TELEPHONEAssigned to
Division: BID

Description: 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.

Instructions: Complainant would like a call back after the inspection.

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	SCHROEDER	1144	18	

REFERRAL INFORMATION**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
11/10/14	CASE OPENED	BID	Schroeder	CASE RECEIVED	
11/14/14	OTHER BLDG/HOUSING VIOLATION	BID	Schroeder	CASE CLOSED	issued correction notice to extend permit to work done beyond scope of permit. case closed JB

COMPLAINT ACTION BY DIVISION**NOV (HIS):****NOV (BID):**

Inspector Contact Information

[Online Permit and Complaint Tracking](#) home page.**Technical Support for Online Services**

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

Exhibit 20

COMPLAINT DATA SHEET**Complaint****Number:** 201542021Owner/Agent: OWNER DATA
SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:

Location: 143 CORBETT AV

Block: 2656

Lot: 060

Site:

Rating:

Occupancy Code:

Received By: Adora Canotal

Division: PID

Complainant's
Phone:Complaint
Source: 311 INTERNET REFERRALAssigned to
Division: BID

Description: 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.

Instructions: 311 service request no. 4682265 received on 04/22/2015

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	SCHROEDER	1144	18	

REFERRAL INFORMATION**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
04/22/15	CASE OPENED	BID	Schroeder	CASE RECEIVED	
04/28/15	CASE OPENED	BID	Schroeder	CASE CLOSED	work per scope of oermits cs

COMPLAINT ACTION BY DIVISION**NOV (HIS):****NOV (BID):**

Inspector Contact Information

[Online Permit and Complaint Tracking home page.](#)**Technical Support for Online Services**

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

Exhibit 21

COMPLAINT DATA SHEET**Complaint****Number:** 201555501Owner/Agent: OWNER DATA
SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:

Location: 143 CORBETT AV

Block: 2656

Lot: 060

Site:

Rating:

Occupancy Code:

Received By: Carmen Hasbun

Division: INS

Complainant's

Phone:

Complaint

Source: TELEPHONE

Assigned to

Division: BID

Description:

Working outside of scope of permits 201408113493, 201409186685, 201411252473. Enclosing the deck and putting in windows in the deck.

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	SCHROEDER	1144	18	

REFERRAL INFORMATION**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
07/02/15	CASE OPENED	BID	Schroeder	CASE RECEIVED	
07/03/15	CASE OPENED	BID	Schroeder	CASE CONTINUED	site visit legal existing deck enclosure cs
08/10/15	CASE OPENED	BID	Schroeder	CASE CLOSED	per scope of permits cs

COMPLAINT ACTION BY DIVISION**NOV (HIS):****NOV (BID):**

Inspector Contact Information

[Online Permit and Complaint Tracking](#) home page.**Technical Support for Online Services**

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

Exhibit 22

COMPLAINT DATA SHEET**Complaint Number:** 201580691Owner/Agent: OWNER DATA
SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:

Location: 143 CORBETT AV

Block: 2656

Lot: 060

Site:

Rating:

Occupancy Code:

Received By: Adora Canotal

Division: PID

Complainant's

Phone:

Complaint

Source: 311 INTERNET REFERRAL

Assigned to

Division: BID

Description: 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.

Instructions: 311 SR #5304725 received on 11/24/2015

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	HAJNAL	6234	18	

REFERRAL INFORMATION**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
11/24/15	CASE OPENED	BID	Hajnal	CASE RECEIVED	
12/02/15	WITHOUT PERMIT - OTHER	BID	Hajnal	CASE CLOSED	Complaint not valid. Mutiple permits issued and filed. See PTS for permits and scopes of work.

COMPLAINT ACTION BY DIVISION**NOV (HIS):****NOV (BID):**

Inspector Contact Information

[Online Permit and Complaint Tracking home page.](#)**Technical Support for Online Services**

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

Exhibit 23



COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201631352

OWNER/AGENT: RAGHAVEN RAVI
 RAGHAVEN RAVI
 143 CORBETT AVE
 SAN FRANCISCO CA

DATE FILED: 10-AUG-16
LOCATION: 143 CORBETT AV
BLOCK: 2656 **LOT:** 060
SITE:

94114

RATING: **OCCUPANCY CODE**

OWNER'S PHONE --

RECEIVED BY: Adora Canotal **DIVISION:** PID

CONTACT NAME

COMPLAINT SOURCE: 311 INTERNET REFERRAL

CONTACT PHONE --

COMPLAINANT:

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE --

DESCRIPTION: 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,

INSTRUCTIONS: 311 SR No. 6178651

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6330	18	

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
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COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
10-AUG-16	CASE OPENED	BID	S HAJNAL	CASE RECEIVED	
12-AUG-16	OTHER BLDG/HOUSING VIC	BID	S HAJNAL	CASE CONTINUED	Background research for permits and status.
24-OCT-16	WITHOUT PERMIT - OTHE	BID	K BIRMINGHAM	PERMIT RESEARCH	Site visit on 10/21/16. There are multiple open permits on this project . I am doing reshearch to determ n if these cover the work being performed on the property
24-OCT-16	WITHOUT PERMIT - OTHE	BID	K BIRMINGHAM	FIRST NOV SENT	1st nov issued by K Birmingham
25-OCT-16	WITHOUT PERMIT - OTHE	BID	K BIRMINGHAM	CASE UPDATE	copy of 1st nov mailed by jlu



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

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 201631352

COMPLAINT ACTION BY DIVISION

<u>DIVISION</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>ACTION COMMENT</u>
<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
	24-OCT-16		

Exhibit 24



SHARTSIS FRIESE LLP

One Maritime Plaza • Eighteenth Floor
San Francisco, California 94111-3598

Richard F. Munzinger
rmunzinger@sflaw.com
(415) 773-7340
Fax: (415) 421-2922

October 27, 2016

VIA EMAIL (smw@stevewilliamslaw.com)

Stephen M. Williams, Esq.
Law Offices of Stephen M. Williams
1934 Divisadero Street
San Francisco, CA 94115

Re: 143 Corbett Avenue; Cease and Desist Demand

Dear Mr. Williams:

I write on behalf of our clients Rajan Raghavan (“Rajan”) and Ravi Raghavan (“Ravi”) (collectively, the “Raghavans”), to demand that your clients, Jennifer Creelman and Chip Driggs, cease and desist in their current wrongful and improper conduct. More specifically, your clients have abused the city permitting and inspection process, harassed the Raghavans to the point of creating a nuisance, invaded their privacy, intentionally inflicted emotional distress on them, trespassed on their property and negligently caused damage to it. If your clients do not immediately cease their wrongful conduct, my clients will have no choice but to file a lawsuit to compel them to do so and recover for the damages caused by your clients.

As you know, Rajan owns the property located at 143 Corbett Avenue, San Francisco, California (the “Property”), and Ravi occupies it. In or about October 2014, the Raghavans began remodeling the Property. In the course of that remodeling, they have complied with all applicable laws, rules and regulations, including obtaining all required city permits. (As you know, your clients requested inspections on several occasions, and those inspections always concluded that the project was fully legally compliant.) Accordingly, the Raghavans are entitled to proceed with their remodeling project and to the use and enjoyment of their Property.

Unfortunately, your clients’ wrongful conduct has delayed the remodeling of the Property and made it more expensive, as well as interfered with my clients’ right to use and enjoy the Property. Among other things, your clients have harassed the Raghavans and the individuals working on the project by constantly complaining to and confronting them with no legitimate basis. For example, your clients have continually harassed the Raghavans and their agents with demands that they delay the commencement of work each morning until long after the time allowed by law. Your clients have further frivolously complained that the Raghavans have “too many permits,” which of course, they are required to obtain by law. Your clients have also

continually demanded access to the Raghavans' Property and documents and information in order to inspect and approve the project, even though they have no right in law or equity to do either. Your clients have further harassed Ravi for his lawful use of the Property, such as exercising, watching television or listening to music. Taken as a whole, your clients' conduct constitutes a nuisance, invasion of privacy, intentional infliction of emotional distress and interference with contract.

Your clients have also completely disregarded and invaded the Raghavans' privacy and trespassed on their Property. On or about October 1, 2015, your client entered onto my clients' Property at approximately 9:30 p.m. without permission and yelled vulgarities at Ravi and his friends for supposedly making too much noise at a party. No other neighbors complained. Ravi's boss and work colleagues were also present. Putting aside the fact that a party at 9:30 p.m. is a reasonable part of normal life in a major metropolitan area, your client did not have permission or any legal justification for entering the Property. She could have called or emailed the Raghavans or even called the police, but she did not have the right to trespass and then embarrass and harass Ravi and his guests.

In addition to Ms. Creelman's personal trespass, your clients have trespassed on the Raghavans' Property and negligently damaged it by failing to repair a water leak, despite knowing that this leak exists and is causing damage to my clients' Property, and despite numerous demands by my clients that you fix it.

Moreover, your clients have delayed and interfered with the Raghavans' construction by filing and pursuing frivolous administrative complaints and objections with the city planning department and demanding inspections with no legitimate basis. Your clients have persisted in their frivolous complaints and objections despite being notified that their conduct was causing material delay and expense to the Raghavans and despite your clients knowing that their position is frivolous.

For example, your clients have refused, and continue to refuse, to withdraw their frivolous appeal of the Raghavans' pending lightwell project despite knowing that the plans are proper, and that there is no construction planned for the side of the property adjacent to your clients' home, which was your clients' only complaint with that project. As you and your clients know, there was never any construction planned for the side of the Property adjacent to your clients' home, and the information on the initial permit stating otherwise was a clerical error, which has been corrected. It will be obvious to a judge and jury that your clients' refusal to withdraw their appeal, despite being represented by counsel who can advise them as to its lack of merit, is the result of bad faith and a desire to intentionally delay and hamper the project, to the Raghavans' detriment. As you know, such conduct is the basis for claims for abuse of process and malicious prosecution, for which your clients would be liable for the Raghavans' attorneys' fees, construction costs and other losses arising from their frivolous complaints to the city.

I called you a few days ago to introduce myself and try to resolve this dispute. In the course of our conversation, you confirmed that you and your clients knew that the lightwell project was not planned for the side of the Property adjacent to your clients' property. However,

you stated that your clients would not dismiss the appeal. You also stated that your clients intended to “pile on” further complaints with the city regarding the Raghavans’ construction.

Although you did not provide any further detail, we have since learned that your clients have filed objections with the city relating to the Raghavans supposedly building new spaces which did not exist before and supposedly building an illegal kitchen nook. However, your clients have absolutely no evidence that any of the construction they have challenged is improper, nor is it. To the contrary, all of the work at issue is legal and permitted.

Moreover, as your clients know from living there before the prior owner of the Property sold to the Raghavans, the spaces your clients now claim are “new” were there before the Raghavans purchased the Property. The Raghavans are not building any new spaces, which your clients know, and which will be easily established by City records and documents from the Raghavans’ purchase of the Property. For example, I have attached as **Exhibit A** an appraisal report created prior to the Raghavans’ purchase of the Property, including a diagram of the rooms in the Property and photos of the rooms, all of which clearly establish that the spaces your clients claim to be new are pre-existing. Finally, your clients know that the previous owner rented out the basement space, so they cannot claim in good faith that they believe that space is new. If your clients persist with their baseless objections, we will present this evidence, along with the disclosure documents from the Raghavans’ purchase of the property and testimony by the real estate agent for the sale and by the Raghavans’ contractor.

As I advised on our call, if your clients do not dismiss their frivolous appeals and objections and refrain from further malicious abuse of the legal process, then, when these proceedings are over, and the Raghavans have prevailed in them, they will sue your clients for abuse of process and malicious prosecution. To prevail, the Raghavans need only show (1) that they prevailed against your clients’ objections with the city, (2) that your clients lacked probable cause for bringing those actions, and (3) that your clients acted out of malice. *Daniels v. Robbins*, 182 Cal. App. 4th 204, 216 (2010); *Citi-Wide Preferred Couriers, Inc. v. Golden Eagle Ins. Corp.*, 14 Cal. App. 4th 906, 911 (2003).

The Raghavans will establish these elements at trial. First, they will prevail against your clients’ appeals and objections. Next, the Raghavans will establish that your clients acted without probable cause. As I’m sure you have advised your clients, the test for whether a legal proceeding was based on “probable cause” is whether the party that brought the proceeding (*i.e.*, your clients), had any hard evidence or concrete basis for their position. *See Sheldon Appel Co. v. Albert & Oliker*, 47 Cal. 3d 863, 868 (1989); *see also Sangster v. Paetkau*, 68 Cal. App. 4th 151, 164-65 (1998). Your clients do not possess a shred of evidence that any of the work they have challenged was unpermitted, improper or new. When your clients are called to the stand under oath in front of a jury in the action the Raghavans file for malicious prosecution and abuse of process, they will not be able to identify any basis for their frivolous legal proceedings. Finally, the Raghavans will establish malice based on the lack of probable cause, and based on your clients’ many emails and actions showing their disdain and personal animosity towards the Raghavans. *See Grindle v. Lorbeer*, 196 Cal. App. 3d 1461, 1465-66 (1987) (malice may be

inferred from lack of probable cause). In addition, the Raghavans will call a mutual neighbor to testify that your clients informed that neighbor that they were intentionally harassing the Raghavans and interfering with their construction.

You argued in our call that the Raghavans would be barred from bringing a lawsuit for malicious prosecution or abuse of process by the anti-SLAPP statute, but such claims routinely survive an anti-SLAPP challenge. See *Soukup v. Law Offices of Herbert Hafif* (2006) 39 Cal. 4th 260, 291 (1995). In *Soukup*, the plaintiff succeeded in making a prima facie showing that the prior action (1) was commenced by or at the direction of the defendant and was pursued to a legal termination favorable to the plaintiff; (2) was brought without probable cause; and (3) was initiated with malice. Accordingly, the case was allowed to proceed. See also *Slaney v. Ranger Ins. Co.* 115 Cal. App. 4th 306, 321 (2004) (plaintiff was able to make prima facie showing of termination of prior suit in its favor, lack of probable cause, and malice and therefore survived an anti-SLAPP motion); *Ross v. Kish*, 145 Cal. App. 4th 188, 197-98 (2006) (denial of anti-SLAPP motion upheld where plaintiff showed a probability of prevailing on malicious prosecution claim); *HMS Capital, Inc. v. Lawyers Title Co.*, 118 Cal. App. 4th 204, 214-219 (2004) (plaintiff established probability of prevailing on malicious prosecution claim and therefore defendant's anti-SLAPP motion was denied).

Here, as set forth above, the Raghavans have ample evidence to establish a prima facie likelihood of success on the merits and thus will defeat an anti-SLAPP motion. As you know, all evidence offered by the Raghavans in opposition to such a motion will be accepted by the court as true, and any evidence offered by your clients will only be considered if it is completely dispositive of an issue as a matter of law. *Flatley v. Mauro*, 39 Cal. 4th 299, 323-326 (2006).

In closing, the Raghavans would prefer to try to resolve this matter amicably. To this end, please promptly make a specific settlement proposal as to what your clients seek in order to agree to dismiss their appeals, stop trespassing and harassing the Raghavans and to refrain from interfering further with the Raghavans' construction. Please be advised that the Raghavans are not willing to forgo any construction or give your clients control over any aspect of construction, so please refrain from making any settlement proposals that include such terms.

If we are not able to resolve this matter amicably very soon, and your clients continue their trespass, nuisance, harassment and abuse of the legal process, then the Raghavans will file a lawsuit in superior court. If your clients force the Raghavans to do so, they will seek legal fees, the increased cost of construction resulting from your clients' harassment and delay, damages caused by the leak on your clients' property, nuisance damages, trespass damages and emotional distress damages, which together will easily exceed the jurisdictional minimum for an unlimited jurisdiction case. The Raghavans will also seek punitive damages.

Stephen M. Williams, Esq.
October 27, 2016
Page 5

We look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard F. Munzinger". The signature is fluid and cursive, with a long horizontal stroke at the end.

Richard F. Munzinger

RFM:sft
Enclosures

10294\001\7822176.v3

Exhibit 25

SUMMONS
(CITACION JUDICIAL)

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):
JENNIFER CREELMAN; CHIP DRIGGS; and DOES 1-10, inclusive

YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTÁ DEMANDANDO EL DEMANDANTE):
RAJAN RAGHAVAN and RAVI RAGHAVAN

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:
(El nombre y dirección de la corte es):
Superior Court, San Francisco County
400 McAllister Street
San Francisco, CA 94104

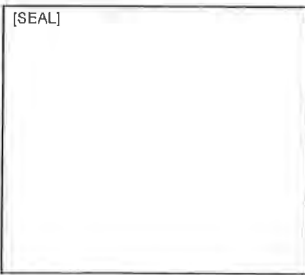
CASE NUMBER:
(Número de caso)
CGC-16-555223

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
Richard F. Munginger and Roey R. Rahmil (415) 421-6500

Shartsis Friese LLP
One Maritime Plaza, 18th Floor, San Francisco, CA 94111

DATE: NOV 07 2016 CLERK OF THE COURT Clerk, by KAREN ARXONIO, Deputy (Adjunto) (Secretario)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)
(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).



NOTICE TO THE PERSON SERVED: You are served

1. as an individual defendant.
2. as the person sued under the fictitious name of (specify):
3. on behalf of (specify):
under: CCP 416.10 (corporation) CCP 416.60 (minor)
 CCP 416.20 (defunct corporation) CCP 416.70 (conservatee)
 CCP 416.40 (association or partnership) CCP 416.90 (authorized person)
 other (specify):
4. by personal delivery on (date):

COPY

SHARTSIS FRIESE LLP
ONE MARITIME PLAZA
EIGHTEENTH FLOOR
SAN FRANCISCO, CA 94111-3598

1 SHARTSIS FRIESE LLP
2 RICHARD F. MUNZINGER (Bar #217902)
3 ROEY Z. RAHMIL (Bar #273803)
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10 Attorneys for Plaintiffs RAJAN RAGHAVAN and RAVI
11 RAGHAVAN

ENDORSED
FILED
Superior Court of California
County of San Francisco

NOV 07 2016

CLERK OF THE COURT
BY: KAREN APOLONIO
Deputy Clerk

12 SUPERIOR COURT OF THE STATE OF CALIFORNIA
13 COUNTY OF SAN FRANCISCO

14 RAJAN RAGHAVAN and RAVI
15 RAGHAVAN,

Case No. **CGC-16-555223**

COMPLAINT

16 Plaintiffs,

17 v.

18 JENNIFER CREELMAN; CHIP DRIGGS; and
19 DOES 1-10, inclusive,

20 Defendants.

21 THE PARTIES

22 1. Plaintiff Rajan Raghavan ("Rajan") an individual residing in Saratoga, California.
23 Rajan is the co-owner of the real property located at 143 Corbett Avenue, San Francisco,
24 California (the "Property").

25 2. Plaintiff Ravi Raghavan ("Ravi") is Rajan's son, the co-owner of the Property and
26 resides at the Property.

27 3. Defendant Jennifer Creelman ("Creelman") is an individual residing in San
28 Francisco, California.

4. Defendant Chip Driggs ("Driggs") is an individual residing in San Francisco,
California.

5. Creelman and Driggs are collectively referred to as "Defendants." Defendants
reside at 145 Corbett Avenue, San Francisco, California 94114, next door to the Property.

1 12. At all relevant times, Rajan and Ravi have been co-owners of the Property and
2 have at all relevant times had the right to possess and enjoy such property. Ravi occupies the
3 Property.

4 13. As set forth above, Defendants have unlawfully interfered with Plaintiffs' right to
5 possess, use and enjoy the Property and have unlawfully entered onto the Property. Creelman
6 intentionally entered the Property on or about October 1, 2015, at which time she yelled
7 vulgarities at Ravi in front of his boss and work colleagues. Furthermore, water from
8 Defendants' property continues to enter and damage the Property.

9 14. Plaintiffs did not give Creelman permission for the entries described above.

10 15. As a direct and proximate result of Defendants' trespasses, Plaintiffs have suffered
11 damages in an amount according to proof.

12 16. In carrying out the wrongful conduct set forth herein, Defendants acted willfully
13 and with malice or reckless indifference as to the rights of Plaintiffs, so punitive damages should
14 be awarded against Defendants.

15 17. Defendants continue to trespass on Plaintiffs' property, including through the
16 ongoing water leak. Unless Defendants are enjoined, it will be necessary for Plaintiffs to
17 commence many successive actions against Defendants to secure compensation for damages
18 sustained, thus requiring a multiplicity of suits, and Plaintiffs will continue to be threatened by
19 Defendants' ongoing trespasses.

20 18. Plaintiffs have no plain, speedy or adequate remedy at law.

21 WHEREFORE, Plaintiffs seek relief as set forth below.

22 **SECOND CAUSE OF ACTION**
23 **(Private Nuisance)**

24 19. Paragraphs 1 to 18 are incorporated herein.

25 20. The Property and the property of Defendants are adjacent. At all relevant times,
26 there has been a water leak on Defendants' property. This leak has caused, and continues to
27 cause, damage to the Property.

28 21. The aforementioned occupation, use, and maintenance of the property of

SHARTSIS FRIESE LLP
ONE MARITIME PLAZA
EIGHTEENTH FLOOR
SAN FRANCISCO, CA 94111-3598

1 Defendants constitutes a nuisance within the meaning of Section 3479 of the Civil Code, in that it
2 interferes with the comfortable use and enjoyment of Plaintiffs' Property.

3 22. On numerous occasions, Plaintiffs gave notice to Defendants, and each of them, of
4 the damage caused by the nuisance, and requested its abatement, but Defendants, and each of
5 them, have refused, and continue to refuse, to abate the nuisance.

6 23. As a direct and proximate result of the nuisance created by Defendants, Plaintiffs
7 have suffered damages in an amount according to proof.

8 24. Unless Defendants are enjoined, it will be necessary for Plaintiffs to commence
9 many successive actions against Defendants to secure compensation for damages sustained, thus
10 requiring a multiplicity of suits, and Plaintiffs will continue to incur damages. Moreover, unless
11 Defendants are enjoined, Plaintiffs will suffer irreparable injury in that the use and economic
12 value of the Property will be substantially diminished, and Plaintiffs will be deprived of the
13 comfortable enjoyment of the property.

14 25. Plaintiffs have no plain, speedy or adequate remedy at law.

15 26. In maintaining the nuisances, Defendants are acting with full knowledge of the
16 consequences and damage being caused to Plaintiff, and his conduct is willful, wanton,
17 oppressive and malicious. Accordingly, Plaintiffs are entitled to punitive damages.

18 WHEREFORE, Plaintiffs seek relief as set forth below.

19 **THIRD CAUSE OF ACTION**
20 **(Negligence)**

21 27. Paragraphs 1 to 26 are incorporated herein.

22 28. The Property and the property of Defendants are adjacent. Accordingly,
23 Defendants have a duty to act reasonably and prevent water from leaking from their property onto
24 Plaintiffs' property.

25 29. Defendants have breached that duty by failing to repair said leak, despite multiple
26 demands by Plaintiff.

27 30. As a direct and proximate result of Defendants' negligence, Plaintiffs have
28 suffered damages in an amount according to proof.

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WHEREFORE, Plaintiffs seek relief as set forth below.

FOURTH CAUSE OF ACTION
(Invasion of Privacy)

31. Paragraphs 1 to 30 are incorporated herein.

32. Defendants have intentionally intruded into Plaintiffs' private affairs intruding onto the Property without permission and yelling vulgarities at Ravi and his friends for supposedly making too much noise at a party.

33. Plaintiffs at all times had an objectively reasonable expectation of privacy with respect to the Property.

34. Defendants' intrusion onto the Property would be highly offensive to the reasonable person.

35. As a direct and proximate result of Defendants' invasion of privacy, Plaintiffs have suffered damages in an amount according to proof.

36. Unless Defendants are enjoined, it will be necessary for Plaintiffs to commence many successive actions against Defendants to secure compensation for damages sustained, thus requiring a multiplicity of suits, and Plaintiffs will continue to incur damages. Moreover, unless Defendants are enjoined, Plaintiffs will suffer irreparable injury in that the use and economic value of the Property will be substantially diminished, and Plaintiffs will be deprived of the comfortable enjoyment of the Property.

37. Plaintiffs have no plain, speedy or adequate remedy at law.

38. In invading Plaintiffs' privacy, Defendants are acting with full knowledge of the consequences and damage being caused to Plaintiff, and his conduct is willful, wanton, oppressive and malicious. Accordingly, Plaintiffs are entitled to punitive damages.

WHEREFORE, Plaintiffs seek relief as set forth below.

PRAYER

- 1. For compensatory and consequential damages;
- 2. For general damages;
- 3. For punitive damages;

SHARTSIS FRIESE LLP
ONE MARITIME PLAZA
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SAN FRANCISCO, CA 94111-3598

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4. For a preliminary and permanent injunction preventing Defendants from entering onto the Property;
5. For a preliminary and permanent injunction requiring Defendants to abate the nuisance;
6. For costs of suit;
7. For such other relief, in equity or in law, that the Court deems just and proper.

Dated: November 7, 2016

SHARTSIS FRIESE LLP

By: 
RICHARD F. MUNZINGER

Attorneys for Plaintiffs RAJAN RAGHAVAN
and RAVI RAGHAVAN

10295\002\7842534.v2

EXHIBIT K

February 16, 2017

Via Messenger & Email (boardofappeals@sfgov.org)

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

Re: *Creelman and Driggs v. SF DBI*
Appeal No. 16-186
Reply to Appellants' Brief
Hearing: February 22, 2017

Dear President Honda and Members:

We represent Rajan and Ravi Raghavan (“Raghavans”), the co-owners of the single-family home at 143 Corbett Avenue (“Property”), located on Corbett Street near Hattie in the Castro neighborhood. The site is zoned RH-2 on a 1,829 sf lot. The house was built in 1911 but is not considered a historic resource by the Planning Department. The Raghavans bought the house in May 2014. Appellants live immediately to the west of the Property.

Appellants appealed a building permit for temporary shoring for which a stop work order was issued by DBI under a Notice of Violation (“NOV”) on October 24, 2016.¹ The Raghavans’ contractor pulled a permit² to address the NOV on November 23, 2016 and it was timely appealed by Appellants. Appellants seek to revoke the permit on the grounds that the Raghavans have not complied with the time periods under the NOV for production of a new set of plans.

Appellants misinterpret the scope of plans required under the NOV as plans showing “1. pre-existing site conditions; 2. work done since the Raghavans purchase of the Property; and, 3.

¹ See Exhibit A. NOV 201631352, dated October 24, 2016.

² See Exhibit B.

alterations/work proposed by the Raghavans.”³ However, under the plain language of the NOV, its abatement only requires “submittal of a building permit with plans to consolidate all work that has been performed at interior and exterior, which shall show separate existing and proposed conditions, including floor plans, building sections and elevations.”⁴ As we will show below, the Raghavans’ design team – contractor, structural engineer and architect – are working closely with Senior Building Inspector Joseph Duffy on preparing plans that satisfy both the letter and the intent of the NOV. These actions negate Appellants’ request for similar relief from this Board. Additionally, Insp. Duffy granted an exception to proceed with the temporary shoring under the appealed permit. Shoring work has begun under that exception but has stopped due to weather. Based on reasons stated below, we request the appeal be denied.

FACTUAL BACKGROUND

1. Permits and Complaints

Like many homeowners who buy older houses such as this, the Raghavans wanted to undertake immediate upgrades of the Property for aesthetic as well as livability/health and safety reasons. Like many neighbors of property where work is proceeding, Appellants closely monitored every action that the Raghavans were taking. However, as is common given the age and general condition of the house when the Raghavans bought it, the Raghavans ended up having to pull approximately 20 permits for different scopes of work, not all of which was visible to the eye as necessary prior to purchase (*e.g.*, electrical). This also included a secondary level of work which was completely unexpected until the permitted interior alterations took place. This was not the planned approach for the proposed upgrades to be carried out.

³ See Appellants Brief, p. 3.

⁴ See Exhibit A.

According to Appellants brief, however, this all too common phenomenon of more work needing to be done to a “fixer upper” than meets the eye, unequivocally meant that the Raghavans were carrying out a nefarious plan to deceive DBI and the public by submitting fraudulent permit applications. There are no facts to support this allegation. The basis for such apparent fraud, according to Appellants, was apparently that some of the permits referenced a building with 3-floors while others stated a 4-floor home.⁵

As additional evidence of the Raghavans purported intent to conceal their actual scope of work, Appellants point to the numerous complaints that were lodged with DBI (presumably mostly by Appellants).⁶ The sheer volume of complaints they were compelled to file, according to Appellants, is an indication that the Raghavans were intentionally trying to “overwhelm” DBI with false and inaccurate permits so that those permits could be issued with little review.⁷

Nothing could be further from the truth. Of the 7 complaints that were made against the Raghavans since they purchased the property, presumably all by Appellants, each of them were addressed by a DBI field inspector and action was taken to abate the complaint within 3-7 days of filing except for the holidays.⁸ Contrary to Appellants’ contentions, all 7 complaints were abated by DBI field inspectors in compliance with standard DBI protocols.

⁵ This is a common error on many permits filled out by design professionals. It does not, however, show any deliberate intent to mislead either DBI or the public.

⁶ See Appellants’ brief, Exhibits 17-23. It is noteworthy that the first 3 complaints that were made against the property at 143 Corbett presumably by the Appellants were made prior to the Raghavans’ ownership. In one complaint, there is an allegation of “illegal conversion/#units.” In a site visit in 2001, DBI found that there were no illegal units in the home.” See Exhibit C.

⁷ See Appellants’ Brief, p. 7-8.

⁸ See Exhibit C.

Based on these limited facts, there is little evidence in the record that the Raghavans were master-minding a grand scheme to do as much work to their home as possible without benefit of permits and with DBI completely in the dark. In fact, the opposite is true.

2. Oversight and Guidance by DBI on Compliance with the NOV

While Appellants' narrative is an unfortunately frequent story in San Francisco, the project design team – contractor Francisco Sandoval, shoring engineer Tim O' Sullivan and architect-Mark Cruz – have been working closely with Senior Building Inspector Joseph Duffy and DBI staff on complying with the NOV since early November, 2016. The most critical feature of the NOV and the appealed permit is that the shoring that was suspended under both documents would have equally benefitted both Appellants' and the Raghavans' properties.

With the torrential rains that affected the City in late December/early January, Insp. Duffy took the initiative with the Raghavans' project team to review and comment on shoring drawings and request a geotechnical report⁹ and ensure that all elevations and datum points were clearly shown on the temporary shoring plans. In his official capacity, he reviewed and approved the location of the shoring elements consistent with the geotechnical report's recommendations, and granted a temporary exception from the NOV's stop work provisions and the permit on appeal to allow a new temporary shoring design recommended by geotechnical

⁹ See Exhibit D, dated January 2, 2017. Item No. 2 indicated that the "covered face of the excavation is firm with no visible bulges or cave-ins, indicating that the incident of the missing portion of the #143 Corbett Ave concrete retaining wall has so far . . . not been associated with removal of lateral support from underneath the 12" deep perimeter footing of [Appellants' Property].

Item No. 4 states that "it is strongly recommended that the replacement of the missing foundation retaining wall section be installed very, very soon, before the onset of strong winter storms that could destabilize this excavation face.

engineers to be installed prior to or between the winter storms of early 2017.¹⁰ Insp. Duffy's initiative benefitted primarily the Appellants' property. The missing foundation retaining wall section has yet to be installed as weather prevented the work.¹¹ Nonetheless, the exception granted by Insp. Duffy from the building permit and the NOV's suspensions to install the temporary shoring wall remains intact.

Even though this work was started but not done, it would have addressed only half of the drainage/slippage issue on the adjacent sites. The 100% runoff ratio from Appellants' roof downspout remains, and continues to pour large amounts of water directly into the Raghavans' lower floors of occupancy, rather than onto their own property as is required by the San Francisco Building and Plumbing Codes. The geotechnical report refers to the contribution of "the open discharge of the #145 Corbett Ave roof downspout" to the Property as "detrimental to the supporting capacity of the soil and also exacerbates the lateral earth thrust onto the foundation retaining wall."¹²

We have made numerous complaints to Insp. Duffy to issue an NOV to the Appellants for the water drainage onto the Property. Yet, no NOV has issued for this violation as of February 15, 2017. We reiterate our request that such an NOV now be issued in light of all the time, money and effort that the Raghavans have spent in addressing the temporary shoring and minimizing the effects of the drainage on their Property.

Contrary to Appellants' allegations that DBI was not aware of what was being done at the Property, once engaged on this project, Insp. Duffy, Chief Building Inspector Patrick O' Riordan

¹⁰ See Exhibit E, email exchanges between J. Duffy and Francisco Sandoval, project contractor.

¹¹ *Id.*

¹² See Exhibit C, p. 2.

and/or field inspectors, performed their job of overseeing technical compliance with the Building Code and ensuring proper protocols were in place for the temporary shoring.¹³

The suspended building permit's scope of work was to "install temporary shoring to lower level space" and "install new retaining wall at rear yard as per plans." Both of these actions were subject to the NOV stop work order. Despite the roadblocks of the appeal and the NOV, DBI staff, under Insp. Duffy's authority, took the necessary actions to authorize the temporary shoring to minimize damage to both the Property and Appellants' home during a period of torrential storms. Appellants appeal to revoke or condition this permit is now moot by the fact that construction of the temporary shoring wall has been authorized by DBI and has already begun.¹⁴

ARGUMENT

1. Appellants Want This Board To Condition The Permit To Require The Raghavans To Prepare Master Plans For All Pre-Existing Work, Work Currently Proposed For The Building And For The Future. The Design Team Is Already Preparing Plans In Compliance With The NOV.

Appellants want the Board to indefinitely suspend the permit (and by default, much of the necessary work on the site) to wait for a set of plans that are beyond the scope of what was requested by the NOV¹⁵ issued by DBI.¹⁶ However, consistent with their ongoing joint working relationship with DBI, and desire to create a livable home for the Raghavans, the project team

¹³ The alleged absence of DBI oversight was one of Appellants' biggest objections to the work being done on the Property prior to their appeal of the building permit.

¹⁴ See Exhibit F.

¹⁵ See Appellants Brief, p. 3.

¹⁶ The scope of the master plans under the NOV is "consolidated work that has been performed at interior and exterior, show separate existing and proposed conditions, including floor plans, sections and elevations."

has been working on plans that show (1) what was unchanged by any work done in the Property since acquisition; (2) upgraded life/safety interior access including internal upstairs staircase and deck guardrails that existed prior to acquisition; and, (3) proposed work, including an Accessory Dwelling Unit (“ADU”) added at the lower level, containing 2 new bedrooms, a new bathroom and a new kitchen with egress from the existing lower entrance at Corbett Street.

Since the project team is already diligently working on preparing master plans to comply with the NOV requirements, there are no facts to support granting the appeal on the basis of non-compliance with the NOV or the appealed permit.¹⁷ Given the heightened tensions between the parties, the fact that the Raghavans’ design team, with guidance from DBI, has already been preparing such plans should help facilitate discussion and better understanding of the existing and proposed scope of work between the parties.

2. DBI May Exercise Its Discretion Regarding The Timing And Substantive Compliance Of A Project With An NOV.

Lastly, Appellants have argued that DBI has not timely enforced the NOV and on that basis, this Board should grant the appeal.¹⁸ This is immaterial for the following reasons. First, the NOV is not before the Board. Only the Abatement Appeals Board may hear appeals of NOVs after having gone through the abatement review procedure. Appellants have used the NOV to question the integrity of the Raghavans’ compliance efforts to date, and to impugn the motives of DBI staff who have worked diligently with the Raghavans’ design team to address the underlying issues in the permit and NOV, including the pressing need to erect a retaining wall to limit water saturation on the Property.

¹⁷ The appealed permit only requires that there be installation of temporary shoring at the lower level and a new rear yard retaining wall. See Exhibit B.

¹⁸ See Appellants’ Brief, p. 2.

The DBI Code Enforcement process has historically allowed the exercise of discretion by building officials. As Senior Building Inspector, Insp. Duffy has the authority and was acting within his discretion to assist and work diligently with the project team to expedite what work they could perform given the weather conditions and the permit status. Merely because the NOV was not timely abated does not mean that there has not been a sincere effort by the Raghavans or their representatives to abate the NOV. As long as the owners are showing good faith efforts at attempts to abate the NOV, DBI can be flexible based on the sound judgment and professionalism of their inspectors. Insp. Duffy was entitled to exercise his good faith discretion on this matter in the manner he did.¹⁹

CONCLUSION

Based on the above, we respectfully request that the appeal be denied. The Raghavans are doing everything that Appellants seek to obtain in relief from this Board. They have obtained an exception from DBI to shore the Property to minimize further personal and property damage from the wet winter weather. They are preparing master plans for review and permit submittal to DBI and Planning that will reflect existing and proposed conditions. This “master plan” is broader than required by the NOV.

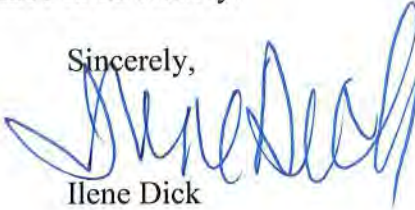
The Raghavans’ project team has been working diligently with DBI staff since the October issuance of the NOV in both ensuring no further Code violations occurred at the Property and to prevent further property damage to both homes. The temporary shoring suspension had to be overridden to accomplish that. Preparation of master plans are already underway by the Raghavan team. Since these are the three substantive grounds upon which the

¹⁹ It is noteworthy that Insp. Duffy has exercised his discretion to not issue an NOV to Appellants for their unlawful drainage on the Raghavans’ property.

Darryl Honda
February 16, 2017
Page 9

appeal was based, we believe that there is no factual or legal basis to grant an appeal. Based on the above, we request that the appeal be denied in its entirety.

Sincerely,



Ilene Dick

IRD
Enclosures

Creelman and Driggs v. SF DBI
APPEAL NO. 16-186
143 Corbett: Reply to Appellants' Brief

TABLE OF CONTENTS

Exhibit A:	Notice of Violation 201631352 Dated 10/24/16
Exhibit B:	Permit No.201611233482
Exhibit C:	Complaint Data Sheets
Exhibit D:	Geotechnical Engineering Inspection Findings Dated 1/2/17
Exhibit E:	January 27, 2017 Email
Exhibit F:	Photos

EXHIBIT A



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

P-1

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission St. • San Francisco, CA 94103 2414

ADDRESS 143 Corbett Ave

OCCUPANCY / USE Res, R-3, Single Family Residence

CONST. TYPE IB

OWNER / AGENT _____

MAILING ADDRESS _____

PERSON CONTACTED @ SITE _____

- FIRST NOTICE
- SECOND NOTICE
- OTHER: _____

COMPLAINT NUMBER
2016 31352

DATE 10/24/16

BLOCK _____ LOT _____
STORIES 2 BASEMENT

PHONE # _____

CITY _____

ZIP _____

PHONE # _____

VIOLATION DESCRIPTION:

- WORK WITHOUT PERMIT (SFBC 103A);
- ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
- EXPIRED PERMIT (SFBC 106A.4.4);
- CANCELLED PERMIT (SFBC 106A.3.7) PA# _____
- UNSAFE BUILDING (SFBC 102A);
- SEE ATTACHMENTS _____

A site inspection and a review of issued building permits has revealed that work is being performed that exceeds the scope of work approved. The property is described on city records as a 2 story building. At the time of inspection it was noted that the property appears to have four levels. Two levels have been created below street level. New framing has been done at new floors including the installation of new bathrooms. Backyard level has been excavated and is lower than previous. Retaining walls have been undermined. A new deck has been constructed at top roof level 1.

106A.4.7

BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4
- FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS (WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.
- OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 120 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF
- CORRECT VIOLATIONS WITHIN _____ DAYS.
- NO PERMIT REQUIRED.
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

Due to the number of issued permits and the scope of work being performed it is unclear that all work is covered under the issued permit. Stop all work and submit a building permit with plans to consolidate all work that has been performed at interior and exterior. Plans shall show existing and proposed plans including building systems, foundation, floor plans.

- INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation.
- 9x Permit Fee (Work w/o Permit after 9/1/60)
 - 2x Permit Fee (Work Exceeding Scope of Permit)
 - Other _____
 - Reinspection Fee \$ _____
 - No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 10/24/16 VALUE OF WORK PERFORMED WITHOUT PERMITS 10,000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR KEVIN BIRMINGHAM
(Inspector - Print Name)

OFFICE HOURS 7:30 TO 8:30 AM AND 3:00 TO 4:00 PM

PHONE # 415-595-6985

By: (Inspector's Signature) [Signature] DISTRICT # 18

CC: DCP EID PID BID HIS CED PRS DAD SFFD DPH PS

- Building Inspection Division
3rd Floor, 1660 Mission St. 558-6096
- Housing Inspection Services
6th Floor, 1660 Mission St. 558-6220
- Electrical Inspection Division
3rd Floor, 1660 Mission St. 558-6030
- Plumbing Inspection Division
3rd Floor, 1660 Mission St. 558-6054
- Code Enforcement Division
3rd Floor, 1660 Mission St. 558-6454



NOTICE OF VIOLATION

P-2

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission St. • San Francisco, CA 94103 - 2414

ADDRESS 143 Corbett Ave
OCCUPANCY / USE R-3, Single family dwelling
CONST. TYPE ILB

- FIRST NOTICE
- SECOND NOTICE
- OTHER: _____

COMPLAINT NUMBER
2016 31352

DATE 10/24/16
BLOCK _____ LOT _____
STORIES _____ BASEMENT

If checked, this information is based upon site observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER / AGENT _____ PHONE # _____
MAILING ADDRESS _____ CITY _____ ZIP _____
PERSON CONTACTED @ SITE _____ PHONE # _____

VIOLATION DESCRIPTION:

- WORK WITHOUT PERMIT (SFBC 103A); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
 - EXPIRED PERMIT (SFBC 106A.4.4); CANCELLED PERMIT (SFBC 106A.3.7) PA# _____;
 - UNSAFE BUILDING (SFBC 102A); SEE ATTACHMENTS
- | VIOLATION DESCRIPTION | CODE / SECTION # |
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BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4
- FILE BUILDING PERMIT APPLICATION WITHIN _____ DAYS (WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.
- OBTAIN PERMIT WITHIN _____ DAYS AND COMPLETE ALL WORK WITHIN _____ DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
- CORRECT VIOLATIONS WITHIN _____ DAYS. NO PERMIT REQUIRED.
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

Plans submitted shall show separate existing and proposed conditions including floor plans, building sections and elevations. Structural and Mechanical plans required. The valuation on permits shall reflect the construction cost.

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

- 9x Permit Fee (Work w/o Permit after 9/1/60)
 - Other _____
 - 2x Permit Fee (Work Exceeding Scope of Permit)
 - Reinspection Fee \$ _____
 - No penalty (Work w/o permit prior to 9/1/60)
- APPROX. DATE OF WORK W/O PERMIT _____ VALUE OF WORK PERFORMED WITHOUT PERMITS _____

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR NEWIN BIRMINGHAM
(Inspector - Print Name)
OFFICE HOURS 7:30 TO 8:30 AM AND 3:00 TO 4:00 PM
PHONE # 415-575-6985
By: (Inspector's Signature) [Signature] DISTRICT # 18
CC: DCP EID PID BID HIS CED PRS DAD SFFD DPH PS

- Building Inspection Division
3rd Floor, 1660 Mission St. 558-6096
- Housing Inspection Services
6th Floor, 1660 Mission St. 558-6220
- Electrical Inspection Division
3rd Floor, 1660 Mission St. 558-6030
- Plumbing Inspection Division
3rd Floor, 1660 Mission St. 558-6054
- Code Enforcement Division
3rd Floor, 1660 Mission St. 558-6454

EXHIBIT B

Permit Details Report

Report Date: 2/13/2017 2:06:02 PM

Application Number: 201611233483

Form Number: 8

Address(es): 2656 / 060 / 0 143 CORBETT AV

Description: TO COMPLY WITH NOV 201631352: INSTALL TEMP SHORING TO LOWER LEVEL SPACE PER STOP WORK VIOLATION REQUEST OF BLD OFFICIAL. INSTALL NEW RETAINING WALL AT REAR YARD AS PER PLANS

Cost: \$10,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
11/23/2016	TRIAGE	
11/23/2016	FILING	
11/23/2016	FILED	
11/23/2016	APPROVED	
11/23/2016	ISSUED	
12/9/2016	SUSPEND	per BOA's email dd 12/09/2016, appeal#16-186

Contact Details:

Contractor Details:

License Number: 705303

Name: FRANCISCO SANDOVAL

Company Name: F J SANDOVAL CO

Address: 1348 DOLORES STREET * SAN FRANCISCO CA 94110-0000

Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	11/23/16	11/23/16			11/23/16	RAFAEL JR. LEOPOLDO	
2	INTAKE	11/23/16	11/23/16			11/23/16	CHAPMAN MARLA	
3	CP-ZOC	11/23/16	11/23/16			11/23/16	KENNEDY TODD	
4	BLDG	11/23/16	11/23/16			11/23/16	CHEUNG JIMMY	
5	DPW-BSM	11/23/16	11/23/16			11/23/16	DENNIS RASSENDYLL	Approve. 11/23/16:No alteration or construction of City Right-of-Way under this permit and street space under separate permit. -RD
6	CPB	11/23/16	11/23/16			11/23/16	VICTORIO CHRISTOPHER	

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

Appointments:

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

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

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

[Station Code Descriptions and Phone Numbers](#)

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

Technical Support for Online Services

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[Contact SFGov](#) [Accessibility](#) [Policies](#)
City and County of San Francisco © 2017

EXHIBIT C

COMPLAINT DATA SHEET

Complaint Number: 201489181

Owner/Agent: OWNER DATA
SUPPRESSED

Date Filed:

Owner's Phone: --

Location: 143 CORBETT AV

Contact Name:

Block: 2656

Contact Phone: --

Lot: 060

Complainant: COMPLAINANT DATA
SUPPRESSED

Site:

Rating:
Occupancy Code:

Received By: Alma Canindin

Complainant's Phone:

Division: PID

Complaint Source: TELEPHONE

Assigned to Division: BID

Description: Construction on the 1st floor without permit to date.

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	HERNANDEZ	6286		

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
08/07/14	CASE OPENED	BID	Schroeder	CASE RECEIVED	
08/08/14	OTHER BLDG/HOUSING VIOLATION	BID	Hernandez	NO ENTRY	no entry left a wywo on 8/8/14 mh
08/11/14	OTHER BLDG/HOUSING VIOLATION	BID	Hernandez	CASE CLOSED	PA201408113493 issued. ok to close MH

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

[Inspector Contact Information](#)

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

Technical Support for Online Services

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

COMPLAINT DATA SHEET

Complaint

Number: 201494491

Owner/Agent: OWNER DATA
SUPPRESSED

Date Filed:

Owner's Phone: --

Location: 143 CORBETT AV

Contact Name:

Block: 2656

Contact Phone: --

Lot: 060

Complainant: COMPLAINANT DATA
SUPPRESSED

Site:

Rating:

Occupancy Code:

Received By: MASUNCION

Complainant's
Phone:

Division: BID

Complaint
Source: WEB FORM

Assigned to
Division: BID

Description: date last observed: 12-SEP-14; time last observed: 1:00 pm; identity of person performing the work: Sandoval? ; floor: First; exact location: Main Bldg; building type: Residence/Dwelling
WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT; ; additional information: Gutted 1st floor, permit is 3rd floor bath. Earlier complaint abated by inspector who did not visit but assumed permit covered work. ;

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	SCHROEDER	1144	18	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
09/16/14	CASE OPENED	BID	Schroeder	CASE RECEIVED	
09/17/14	CASE OPENED	BID	Schroeder	CASE RECEIVED	site visit contractor to provide permits not on site cs
09/18/14	WITHOUT PERMIT-ADDED, DELETED FLOOR OCCUPANCY	BID	Schroeder	CASE ABATED	pa 201409186685 issued for work cs

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

Inspector Contact Information

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

COMPLAINT DATA SHEET

Complaint Number: 201407451

Owner/Agent: OWNER DATA
SUPPRESSED

Date Filed:

Owner's Phone: --

Location: 143 CORBETT AV

Contact Name:

Block: 2656

Contact Phone: --

Lot: 060

Complainant: COMPLAINANT DATA
SUPPRESSED

Site:

Rating:
Occupancy Code:

Received By: IS INTERN

Complainant's
Phone:

Division: INS

Complaint
Source: TELEPHONE

Assigned to
Division: BID

Description: 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.

Instructions: Complainant would like a call back after the inspection.

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	SCHROEDER	1144	18	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
11/10/14	CASE OPENED	BID	Schroeder	CASE RECEIVED	
11/14/14	OTHER BLDG/HOUSING VIOLATION	BID	Schroeder	CASE CLOSED	issued correction notice to extend permit to work done beyond scope of permit. case closed JB

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

Inspector Contact Information

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

Technical Support for Online Services

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

COMPLAINT DATA SHEET

Complaint Number: 201542021

Owner/Agent: OWNER DATA
SUPPRESSED

Date Filed:

Owner's Phone: --

Location: 143 CORBETT AV

Contact Name:

Block: 2656

Contact Phone: --

Lot: 060

Complainant: COMPLAINANT DATA
SUPPRESSED

Site:

Rating:

Occupancy Code:

Received By: Adora Canotal

Division: PID

Complainant's Phone:

Complaint Source: 311 INTERNET REFERRAL

Assigned to Division: BID

Description: 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.

Instructions: 311 service request no. 4682265 received on 04/22/2015

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	SCHROEDER	1144	18	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
04/22/15	CASE OPENED	BID	Schroeder	CASE RECEIVED	
04/28/15	CASE OPENED	BID	Schroeder	CASE CLOSED	work per scope of oermits es

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

Inspector Contact Information

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

Technical Support for Online Services

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

COMPLAINT DATA SHEET

Complaint Number: 201555501

Owner/Agent: OWNER DATA
SUPPRESSED

Date Filed:

Owner's Phone: --

Location: 143 CORBETT AV

Contact Name:

Block: 2656

Contact Phone: --

Lot: 060

Complainant: COMPLAINANT DATA
SUPPRESSED

Site:

Rating:

Occupancy Code:

Received By: Carmen Hasbun

Complainant's Phone:

Division: INS

Complaint Source: TELEPHONE

Assigned to Division: BID

Description: Working outside of scope of permits 201408113493, 201409186685, 201411252473. Enclosing the deck and putting in windows in the deck.

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	SCHROEDER	1144	18	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
07/02/15	CASE OPENED	BID	Schroeder	CASE RECEIVED	
07/03/15	CASE OPENED	BID	Schroeder	CASE CONTINUED	site visit legal existing deck enclosure es
08/10/15	CASE OPENED	BID	Schroeder	CASE CLOSED	per scope of permits es

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

Inspector Contact Information

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

COMPLAINT DATA SHEET

Complaint Number: 201580691

Owner/Agent: OWNER DATA SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA SUPPRESSED

Date Filed:

Location: 143 CORBETT AV

Block: 2656

Lot: 060

Site:

Rating:

Occupancy Code:

Received By: Adora Canotal

Division: PID

Complainant's Phone:

Complaint Source: 311 INTERNET REFERRAL

Assigned to Division: BID

Description: 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.

Instructions: 311 SR #5304725 received on 11/24/2015

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	HAJNAL	6234	18	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
11/24/15	CASE OPENED	BID	Hajnal	CASE RECEIVED	
12/02/15	WITHOUT PERMIT - OTHER	BID	Hajnal	CASE CLOSED	Complaint not valid. Mutiple permits issued and filed. See PTS for permits and scopes of work.

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

Inspector Contact Information

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

Technical Support for Online Services

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

COMPLAINT DATA SHEET

Complaint Number: 201631352

Owner/Agent: OWNER DATA
SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:

Location: 143 CORBETT AV

Block: 2656

Lot: 060

Site:

Rating:

Occupancy Code:

Received By: Adora Canotal

Division: PID

Complainant's Phone:

Complaint Source: 311 INTERNET REFERRAL

Assigned to Division: BID

Description: 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.

Instructions: 311 SR No. 6178651

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6330	18	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
08/10/16	CASE OPENED	BID	Hajnal	CASE RECEIVED	
08/12/16	OTHER BLDG/HOUSING VIOLATION	BID	Hajnal	CASE CONTINUED	Background research for permits and status.
10/24/16	WITHOUT PERMIT - OTHER	BID	Birmingham	PERMIT RESEARCH	Site visit on 10/21/16. There are multiple open permits on this project. I am doing reserch to determ if these cover the work being performed on the property
10/24/16	WITHOUT PERMIT - OTHER	BID	Birmingham	FIRST NOV SENT	1st nov issued by K Birmingham
10/25/16	WITHOUT PERMIT - OTHER	BID	Birmingham	CASE UPDATE	copy of 1st nov mailed by jlu

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):** 10/24/16

Inspector Contact Information

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

EXHIBIT D



East Bay
P.O. Box 1473
El Cerrito, CA 94530

Peninsula
P.O. Box 1666
San Bruno, CA 94066

Hallenbeck/Allwest
Geotechnical Engineering Consultants
Tel (650) 219-4290 Fax (650) 583-1219
Email: adelkasim@gmail.com

Rajan Raghavan
143 Corbett Ave, San Francisco, CA

Date : January 2, 2017

Project 7972 GP

RE: Geotechnical Engineering Inspection Findings
Property Line(#143- #145 Corbett Ave, San Francisco, CA)
Drainage & Foundation Issues @ Bottom of Stairs to Lower Basement

Observations (December 27th, 2016) :

This endeavor specifically pertains to the subject area at the bottom of the concrete stairs to the lower basement of #143 Corbett Ave, Figure 1; all other conditions are excluded; this engineer is not involved with the construction project.

In this subject area where the two structures #143 / #145 Corbett Ave abut each other there is a roof gutter from # 145 Corbett Ave that runs to a downspout which openly discharges alongside the exterior of # 145 Corbett Ave, Picture One. The engineer felt by hand the interior of this downspout and confirmed water was dripping. Just underneath the discharge location of this downspout , the 12" deep perimeter footing foundation of # 145 Corbett Ave is observed to abut a ~ 6 ft tall concrete foundation retaining wall of # 143 Corbett Ave; a short piece of which is missing, rebar is in place for a replacement. We understand that the missing section of the retaining wall collapsed during the excavation and demolition in this area.

The face of the excavation at the missing section is covered up with Miradrain blanket; this face of the excavation appeared plumb, firm and with no visible bulges or cave-ins that could indicate lateral ground movements, Picture Two. The exposed soil is firm native clayey sandy SILT ML-SC only slightly expansive , PI~ 12 CBC 13 Section 1803.5.3 Item # 1 .Beyond this missing section and all the way to the rear, the original foundation retaining wall of # 143 Corbett Ave is visible with intact , no cracks ,no spalling, non segregated concrete, but with no rebars. Underneath the original section, there is a replacement concrete about 3 ft high along the entire 9 ft long rear section of this foundation retaining wall. That is this ~ 6 ft foundation retaining wall of \$ 143 Corbett Ave has an original ~ 3 ft high top and ~ 3 ft high replacement bottom.

These observations are schematically depicted on Figure 2.

Property line is presumed where the two structures abut each other; No formal survey was made for this endeavor.



Hallenbeck/Allwest
Geotechnical Engineering Consultants
Tel (650) 219-4290 Fax (650) 583-1219
Email: adelkasim@gmail.com

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El Cerrito, CA 94530

Peninsula
P.O. Box 1666
San Bruno, CA 94066

Conclusions and Recommendations (interim, can be updated on the basis of further data):

1. The open discharge of the # 145 Corbett Ave roof downspout is a clear violation of CBC 13 Section 1808.7.4 and must be piped to " an approved drainage device"... "subject to the approval of the building official"... "away from the structure". The impervious roof generates 100% runoff ratio.

Open discharge of storm water at foundation bearing zone is detrimental to the supporting capacity of the soil and also exacerbates the lateral earth thrust onto the foundation retaining wall.

2. The Miradrain covered face of excavation is firm with no visible bulges or cave-ins; indicating that the incident of missing portion of the # 143 Corbett Ave concrete retaining wall has ,so far (see #3 below), not been associated with removal of lateral support from underneath the 12" deep perimeter footing of # 145 Corbett Ave. Reference CBC 13 Sections 1803.5.7 and 1804.1.

3. The face of excavation reported under # 2 above is only temporarily holding as the soil arching (see illustration Figure 2) is so far holding this face plumb, averting loss of lateral support from underneath the bearing zone of the 12" deep footing foundation of # 145 Corbett Ave.

4. It is strongly recommended that the replacement of the missing foundation retaining wall section be installed soon, very soon, before the onset of strong winter storms that could destabilize this excavation face. The avenues of storm water to this subject area are:

The gutter/spout of # 145 Corbett Ave

The deck board gaps of # 143 Corbett Ave (roof recently removed)

Groundwater from the uphill side.

Also, time-dependent soil creep loading / movements effects would be realized and be detrimental to the foundation stability from any undue delays in the replacement construction.

5. The plans for the construction project of # 143 Corbett Ave should consider installing an engineered subdrain behind the replacement concrete foundation retaining wall ; this is a standard undertaking.

Very truly Yours,

Hallenbeck/Allwest Principal Geotechnical Engineer Adel Kasim, Ph.D, CE,GE # 453

Attachments: Figure 1 Site Plan ; Figure 2 Profile ,Pic One Foundation ; Pic Two Gutter/Spout



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Email: adelkasim@gmail.com

Conclusions and Recommendations (interim, can be updated on the basis of further data):

1. The open discharge of the # 145 Corbett Ave roof downspout is a clear violation of CBC 13 Section 1808.7.4 and must be piped to " an approved drainage device"... "subject to the approval of the building official".. "away from the structure". The impervious roof generates 100% runoff ratio.

Open discharge of storm water at foundation bearing zone is detrimental to the supporting capacity of the soil and also exacerbates the lateral earth thrust onto the foundation retaining wall.

2. The Miradrain covered face of excavation is firm with no visible bulges or cave-ins; indicating that the incident of missing portion of the # 143 Corbett Ave concrete retaining wall has ,so far (see #3 below), not been associated with removal of lateral support from underneath the 12" deep perimeter footing of # 145 Corbett Ave. Reference CBC 13 Sections 1803.5.7 and 1804.1.

3. The face of excavation reported under # 2 above is only temporarily holding as the soil arching (see illustration Figure 2) is so far holding this face plumb, averting loss of lateral support from underneath the bearing zone of the 12" deep footing foundation of # 145 Corbett Ave.

4. It is strongly recommended that the replacement of the missing foundation retaining wall section be installed soon, very soon, before the onset of strong winter storms that could destabilize this excavation face. The avenues of storm water to this subject area are:

- The gutter/spout of # 145 Corbett Ave
- The deck board gaps of # 143 Corbett Ave (roof recently removed)
- Groundwater from the uphill side.

Also, time-dependent soil creep loading / movements effects would be realized and be detrimental to the foundation stability from any undue delays in the replacement construction.

5. The plans for the construction project of # 143 Corbett Ave should consider installing an engineered subdrain behind the replacement concrete foundation retaining wall ; this is a standard undertaking.

Very truly Yours,

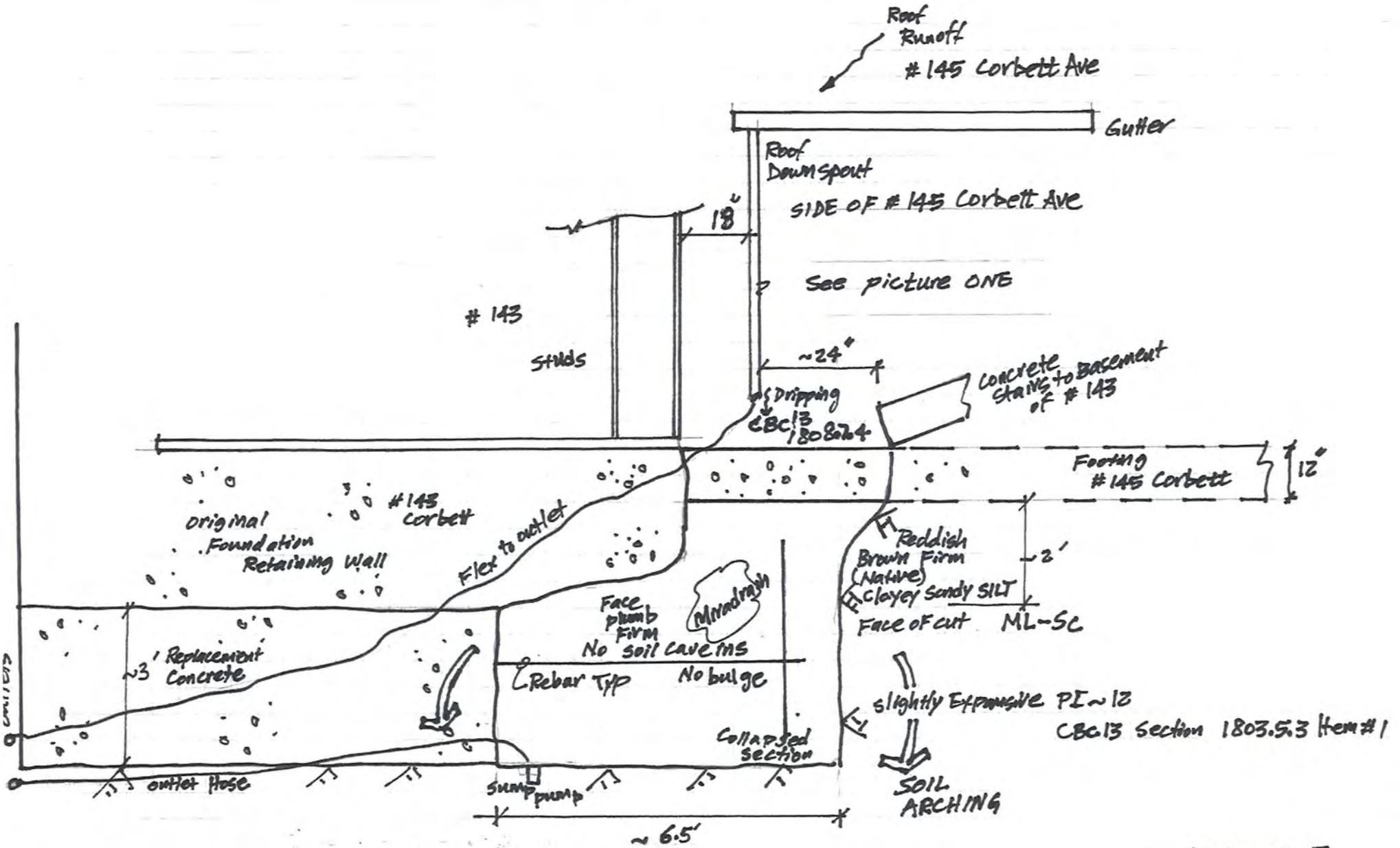


Hallenbeck/Allwest Principal Geotechnical Engineer Adel Kasim, Ph.D, CE,GE # 453

Attachments: Figure 1 Site Plan ; Figure 2 Profile ,Pic One Foundation ; Pic Two Gutter/Spout

EXCAVATION PROFILE

DEC 27, 2016



Project 7972

see picture TWO

FIGURE 2



Downspout # 145 Corbett Ave

Gutter # 145 Corbett Ave

Siding # 145 Corbett

12/27/2016 13:58

PICTURE ONE

EXHIBIT E

From: Duffy, Joseph (DBI) [<mailto:joseph.duffy@sfgov.org>]

Sent: Friday, January 27, 2017 11:47 AM

To: francisco@fjsandoval.com

Cc: Dick, Ilene (19) x4958; Rajan Raghavan; Birmingham, Kevin (DBI); O'Riordan, Patrick (DBI)

Subject: RE: 143 Corbett repairs

Hi Francisco

Sorry for the delay in responding .You may proceed with the shoring work and the repairs at the door.

Please let me know when you are starting and how long the work will take.

We had a good conversation with the neighbor after we met you .It would appear that she wants to work with you guys to get things figured out .That was our impression.

I will be off this afternoon

Let me know if you have any questions.

Thank you

Joseph Duffy, Senior Building Inspector
Building Inspection Division
Department of Building Inspection
1660 Mission Street, 3rd Floor
San Francisco, CA 94103
(415) 558-6656 (Desk)
Joseph.Duffy@sfgov.org

From: francisco@fjsandoval.com [<mailto:francisco@fjsandoval.com>]

Sent: Friday, January 27, 2017 7:02 AM

To: Duffy, Joseph (DBI) <joseph.duffy@sfgov.org>

Cc: jdick@fbm.com; Rajan Raghavan <rraghavan57@gmail.com>

Subject: 143 Corbett repairs

Joe,

At our site meeting I forgot to mention there is a leak from the sliding doors off the master bedroom. As I had previously mentioned these are old existing doors that obviously have failed. I really need to address this issue for the homeowner since water is filtering from the door sill to lower areas of the home. I will have to remove these doors to repair the leak. I would like to address this issue while on site for the shoring. I just wanted to inform you in case you get a call that we were working on the deck.

Do not heaitate to contact me regarding this iasue. Thank you for your help regarding this matter,
Francisco

Dick, Ilene (19) x4958

From: Dick, Ilene (19) x4958
Sent: Wednesday, February 15, 2017 6:55 AM
To: Dick, Ilene (19) x4958
Subject: Fwd: Shoring

Sent from my iPhone

Begin forwarded message:

From: <francisco@fjsandoval.com>
Date: January 24, 2017 at 3:24:27 PM PST
To: <Joseph.Duffy@sfgov.org>
Cc: <idick@fbm.com>, Rajan Raghavan <raghavan57@gmail.com>
Subject: Shoring

Hi Joe,

Thank you for your site visit today. Per the limited work scope of shoring and pouring the one small section of foundation per the geotech recommendation I will need approximately 3 weeks to complete this scope weather permitting.

Thanks again,
Francisco

EXHIBIT F















EXHIBIT L

BOARD OF APPEALS City & County of San Francisco
BOARD OF APPEALS

APR 05 2017

APPEAL # 16-186



WITHDRAWAL REQUEST

Instructions:

This form is to be used by appellants who wish to withdraw their appeal. Please note: when an appeal is withdrawn, the Board loses jurisdiction over the determination at issue and any suspension of the determination will be lifted.

To file a Withdrawal Request, please filled out this form and deliver it to the Board of Appeals in one of the following ways:

Email to: boardofappeals@sfgov.org

Fax to: 415-575-6885

Hardcopy to: 1650 Mission Street, Suite 304, San Francisco, CA 94103

The Board will contact the appellant to confirm his or her intent to withdraw and then will send written confirmation to all parties that the matter has been withdrawn.

Appeal No: 16-186

Address of Subject Property: 143 Corbett Avenue

Hearing Date: April 5, 2017

Name of Appellant(s): Jennifer Creelman & Alfred "Chip" Driggs

Phone: 415-292-3656 Fax: 415-776-8047

Email: smw@stevewilliamsllaw.com

Please sign below to confirm the following statement:

I/We hereby withdraw this appeal.

The reasons for this action are [optional]:

The Planning Department has begun enforcement actions which should accomplish the goals of the appeal.

April 5, 2017
Signature of Appellant or Agent Date

Signature of Appellant or Agent Date

4-5-17
The S.W. Williams
show to withdraw
OSB



CERTIFICATE OF MAILING

Appeal No(s). 16-186, Withdrawn

NO letter notice(s) mailed from neighborhood mailing list. Neighbors received a postcard from a mass mailing sent to all occupants and property owners within 150 feet of subject property, and none called the Board office to request additional notice of future proceedings.

16-186
4/5/2017

EXHIBIT M



Edwin M. Lee
Mayor

Cynthia G. Goldstein
Executive Director

AFFIDAVIT OF SERVICE

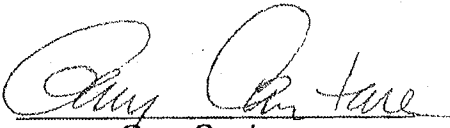
Ravi Raghavan, Permit Holder
c/o Ilene Dick, Attorney for Permit Holder
Farella Braun & Martel LLP
235 Montgomery Street
San Francisco, CA 94104

I, Gary Cantara, Legal Assistant for Board of Appeals, hereby certify that on this 5th day of April 2017, I served the attached **Notice of Withdrawal for Appeal No. 16-186, Creelman vs. Department of Building Inspection**, subject property at 143 Corbett Avenue on the permit holder(s) by mailing a copy via U.S. mail, first class, to the address above.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed in San Francisco, California.

April 05, 2017

Date


Gary Cantara

cc: Joseph Duffy, Senior Building Inspector
Department of Building Inspection
1660 Mission Street, 5th Floor
San Francisco, CA 94103

OTHER PARTIES
OR CONCERNED CITIZENS:

Jennifer Creelman, Appellant
c/o Stephen Williams, Attorney for Appellant
1934 Divisadero Street
San Francisco, CA 94115

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

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

Appeal No. 16-186

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on December 08, 2016, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the **ISSUANCE** on November 23, 2016 to Ravi Raghavan, of an Alteration Permit (to comply with NOV No. 201631352: install temporary shoring to lower level space per Stop Work Violation request of building official; install new retaining wall at rear yard per plans) at 143 Corbett Avenue.

APPLICATION NO. 2016/11/23/3483

FOR HEARING ON February 22, 2017

Address of Appellant(s):

Address of Other Parties:

Jennifer Creelman, Appellant
c/o Stephen M. Williams, Attorney for Appellant
1934 Divisadero Street
San Francisco, CA 94115

Ravi Raghavan, Permit Holder
c/o Ilene Dick, Attorney for Permit Holder
Farella Braun & Martel LLP
235 Montgomery Street
San Francisco, CA 94104

NOTICE OF WITHDRAWAL

The aforementioned matter has been **WITHDRAWN** at the request of the appellant(s). See attached letter. Upon withdrawal of an appeal, the Board of Appeals loses jurisdiction over the subject permit, **AND THE SUSPENSION OF THE PERMIT IS LIFTED**. If you have any questions regarding this notice, please call the Board office at 575-6880.

Date of Withdrawal: April 05, 2017

Date Notice Released to Department(s): April 05, 2017



CORBETT HEIGHTS NEIGHBORS

Corbett Heights Neighbors was formed in July 2004 for the purpose of providing a forum for the residents to discuss common issues and concerns, develop solutions, and guide the direction of the neighborhood. The goals of the organization are to beautify, maintain and improve the character of the neighborhood, protect historic architectural resources, ensure that new construction/development is compatible with the neighborhood, maintain its pocket parks, increase security, provide community outreach and an educational forum, and encourage friendly association among the neighbors.
www.corbettheights.org

May 21, 2018

Jeff Horn, Senior Planner
Southwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103

Re: 143 Corbett Avenue

Dear Mr. Horn:

Corbett Heights Neighbors **OPPOSES** the granting of CUA or Variance to the sponsors of the project at 143 Corbett Avenue. There have been over four years of unpermitted work, serial permitting, and overall deception on the part of the contractors and project sponsors.

On top of this, we **OPPOSE** sanctioning the horizontal expansion that encroaches into the already minimal required rear yard open space within the Corona Heights Large Residential SUD.

Thank you for your consideration.

Sincerely,

Gary Weiss, President
Corbett Heights Neighbors

June 12, 2018

Jeff Horn, Senior Planner
1650 Mission Street, Suite 400, San Francisco, CA 94103

RE: 143 Corbett Ave

Dear Mr. Horn:

We Live at 149 Corbett Avenue. We oppose the granting of the CUA or Variance to the sponsors of the project at 143 Corbett Avenue. We also oppose the sanctioning of the horizontal expansion as it sets a precedent for other neighbors to expand and or enclose their decks creating a lack of privacy and light.

CHN recently passed the Corona Heights Large Residential SUD and we want to make sure that we send a message to all future sponsors that long standing unpermitted work will not be rewarded retroactively. Particularly neighbors that so blatantly and irresponsibly excavated and rebuilt a home using 19 over-the-counter permits to hide what they were doing.

Thank you for your time.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is a cursive 'S' followed by a long horizontal line. The signature on the right is a cursive 'M' followed by a long horizontal line. Both signatures are positioned above the typed names of the signatories.

Stephanie and Steven Moomjian
149 Corbett Ave.

CONDITIONAL USE APPLICATION FOR

143 CORBETT AVE

SAN FRANCISCO, CA, 94114

THESE DRAWINGS HAVE BEEN REVISED 8-22-18, AS A RECOMMENDATION FROM THE SAN FRANCISCO PLANNING DEPARTMENT. THIS REVISED SET SHOWS THE SAME CONTENT AS THE CUA SUBMITTAL THAT WAS REVIEWED BY THE PLANNING COMMISSION BUT WITH TWO ITEMS REMOVED:

- PROPOSED **ROOF DECK** HAS BEEN REMOVED AS IT WAS DENIED BY THE PLANNING COMMISSION
- PROPOSED ONE STORY **SPIRAL STAIR** IN THE REAR YARD. THIS WAS DENIED BY THE PLANNING COMMISSION AS A CONDITION OF THE APPLICATION

THE PROPOSED VARIANCE TO LEGALIZE THE 16SF OF ADDITIONAL FLOOR AREA @ THE MAIN LEVEL REMAINS. IT IS SHOWN AS CONSTRUCTED IN THE PHOTO ON THIS PAGE.



THIS DOCUMENT IS PREPARED AS SUPPLEMENTAL ADDENDA TO THE VARIANCE APPLICATION TO CLARIFY QUESTIONS OF PERMIT AND CONSTRUCTION HISTORY, SCOPE OF WORK, AND SPECIFICS OF THE VARIANCE APPLICATION FOR ILLEGAL ALTERATIONS OF AN EXISTING REAR BREAKFAST NOOK CONSTRUCTED BEFORE THE OWNER PURCHASED THE HOME.

SHEET LIST	
Sheet Number	Sheet Name

CU0	COVER SHEET
CU1.1	PROJECT INFORMATION
CU1.2	2002 PERMIT - ANALYSIS
CU1.3	200 PERMIT - ANALYSIS
CU1.4	GROSS AREA - 200210108753
CU1.5	TOTAL GROSS AREA ANALYSIS
CU1.6	CALIFICATION OF VARIANCE
CU1.7	DRONE PHOTO
CU2.1	BASEMENT LEVEL
CU2.2	LOWER LEVEL
CU2.3	MAIN LEVEL PLAN
CU2.4	UPPER LEVEL PLAN
CU2.5	ROOF PLAN
CU3.1	FRONT ELEVATION
CU3.2	WEST ELEVATION
CU3.3	REAR ELEVATION
CU3.4	EAST ELEVATION
CU5.1	ENLARGED PLAN - LOWER DECK
CU5.2	3D PERSPECTIVE OF REAR STAIRS
CU8.1	SECTION
CU8.2	SECTION
CU9.1	LIGHTWELL ENCLOSURE
CU9.2	LIGHTWELL AGREEMENT
CU9.3	LIGHTWELL AGREEMENT
CU10.1	LETTER BY THE ENGINEER
CU11.1	PHOTOS OF EXISTING BREAKFAST NOOK
CU11.2	PHOTOS OF THE BREAKFAST NOOK - LMS
CU11.3	PHOTOS - 143 CORBETT - REAR FACADE
CU11.4	HISTORIC INTERPOLATION

RENOVATION FOR:

RAGHAVAN FAMILY
143 CORBETT AVE
SAN FRANCISCO, CA 94114

CRUZ A+D
400 PERKINS ST #209
OAKLAND, CA 94610
T: 415.802.7447
MARK@CRUZAD.SPACE

COVER SHEET

CU0

Scale:

PROJECT TEAM:

PROJECT LOCATION: 143 CORBETT AVE
SAN FRANCISCO, CA

PARCEL: 2656060
YEAR BUILT: 1911
PARCEL AREA: 1,829 SQ FT
EXISTING UNITS: 1
PROPOSED: UNITS 2
STORIES: 3+1 (BASEMENT)
OCCUPANCY: RH-2
HEIGHT DISTRICT: 40-X
CONSTRUCTION TYPES VB

OWNER: RAJAN AND RAGINI RAGHAVAN
143 CORBETT AVE
SAN FRANCISCO, CA
RRAGHAVAN57@GMAIL.COM

ARCHITECT MARK CRUZ
400 PERKINS STE 209
OAKLAND, CA 94610
(415) 802-7447
MARK@CRUZAD.SPACE

CONTRACTOR: TBD

STRUCTURAL ENGINEER: EREVAN O'NEIL
ONE DESIGN
EREVAN@ONEDESIGNSF.COM

CONSULTING ENGINEER PAT BUSCOVICH
235 MONTGOMERY ST # 823
SAN FRANCISCO, CA 94104
PATRICK@BUSCOVICH.COM
(415)7606036

GEOTECHNICAL ENGINEER: ADEL KASIM
3179 ARROBA WAY
SAN JOSE, CA 95118
ADELKASIM@GMAIL.COM
(408) 448-4975

SCOPE OF WORK:

LOWER LEVEL UNIT

A PRIMARY GOAL OF THE PROJECT IS TO FINISH AND LEGALIZE THE EXISTING LOWER LEVEL UNIT, PER THE RH-2 ZONING FOR CORBETT AVE. THIS APPLICATION SEEKS SF PLANNING APPROVAL TO COMPLETE THE LOWER UNIT THAT WAS UNDER WAY BEFORE THE N.O.V.

RETAINING WALLS HAVE BEEN REVIEWED BY A GEOTECHNICAL ENGINEER (ADEL KASIM), DESIGNED A STRUCTURALLY ENGINEER, REVIEWED BY A CONSULTING ENGINEER (PAT BUSCOVICH), INSPECTED BY DBI (INSPECTORS JOSEPH DUFFY AND KEVIN BIRMINGHAM), AND POURED BY A LICENSED CONTRACTOR (FJ SANDOVAL).

THE FRONT OF THE FACADE NEAR THE EXISTING BAY WINDOW WILL NEED TO BE ALTERED SLIGHTLY TO FACILATE 81" OF HEADROOM @ THE EXISTING STEPS FROM THE SIDEWALK.. THIS MODIFICATION WILL RAISE THE BOTTOM OF THE BAY WINDOW BY APPROX. 12" TO 14". BUT WILL CONFLICT WITH THE STYLE OR CHARACTER OF THE ARCHITECTURE OF THE BUILDING OR STREET.

VARIANCE

- 20" **REAR PROTRUSION** OF THE EXISTING BREAKFAST NOOK WITH HISTORICAL DOCUMENT IDENTIFY THE ILLEGAL ADDITION OCCURRING SOMETIME BETWEEN 2003 AND 2014.
- **TRIANGULAR SIDE PROTRUSION** OF THE EXISTING BREAKFAST NOOK WITH HISTORICAL DOCUMENT IDENTIFY THE ILLEGAL ADDITION OCCURRING SOMETIME BETWEEN 2003 AND 2014.
- ADDITION OF A **REAR SPIRAL STAIRCASE** FROM THE REAR GROUND LEVEL OPEN SPACE TO THE LIVING ROOM OF THE UNIT TO NORMALIZE DECK AND PROVIDE ACCESS TO THE GRADE.

ROOF DECK

THE APPLICATION SEEKS SF PLANNING APPROVAL OF AN APPROXIMATE 200 SF ROOF DECK. THIS DECK WOULD BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS CONSISTENT WITH DBI AND FIRE EQUIVALENCY REQUIREMENTS.

THE APPLICATION SEEKS ACCESS TO THE ROOF FOR THE PURPOSES OF REPAIRING AND FINANCING A PROPOSED A/C UNIT AND REGULATORY COMPLIANCE OF PROPOSED SOLAR PANELS. PV ARRAYS ARE ALREADY PERMITTED FOR THE ROOF (AND ASSOCIATED ELECTRICAL WORK).

THE DESIGN INCLUDES AN INTERNAL WOOD STAIRCASE FROM THE TOP FLOOR TO THE ROOF. NO PENTHOUSE OR SOLID PROTRUSIONS WILL BE PROPOSED BEYOND THE EXISTING PARAPET.

LIGHT WELL ENCLOSURE

THIS APPLICATION PURSUES A ONE STORY ENCLOSURE OF THE LIGHTWELL ON THE WEST PROPERTY LINE @ THE MAIN LEVEL. PLANNING CODE 311(B) SECTION 136(c), STATES THE EXCEPTION, THAT LIGHTWELLS THAT ARE NOT VISIBLE FROM ANY OFF SITE LOCATION DO NOT REQUIRE 311, AND CAN BE SOUGHT OVER-THE-COUNTER WITH THE ADJACENT NEIGHBORS WRITTEN APPROVAL. WE HAVE ATTACHED WRITTEN STATEMENT CLARIFYING THE ENCLOSURE OF THE LIGHTWELL BY THE OWNERS OF 145 CORBETT. THE TOP OF THIS LIGHTWELL WOULD ALIGN WITH THE EAVE LINE OF 145 CORBETT.

DENIED

DENIED

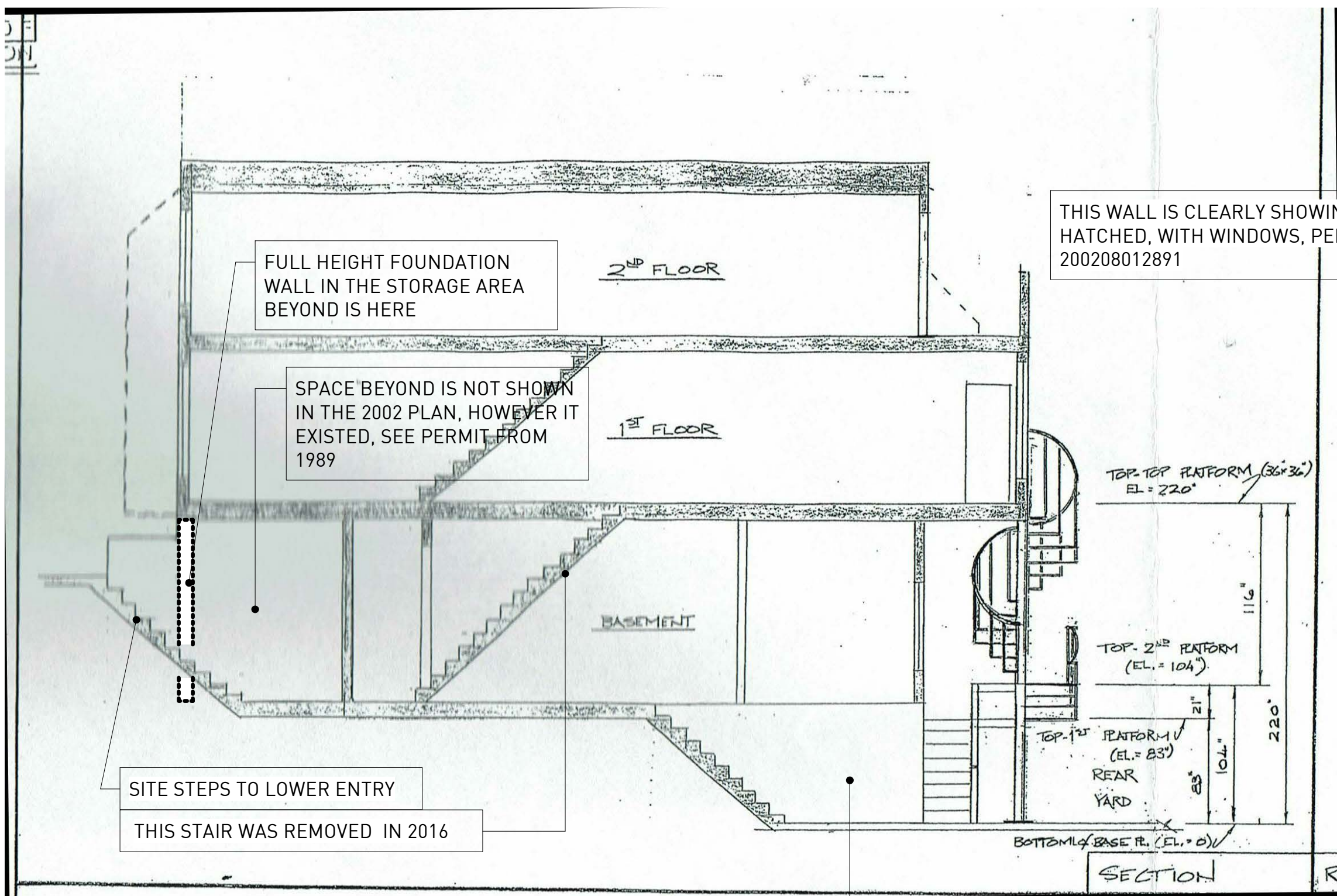
RENOVATION FOR:

RAGHAVAN FAMILY
143 CORBETT AVE
SAN FRANCISCO, CA 94114

CRUZ A+D
400 PERKINS ST #209
OAKLAND, CA 94610
T: 415.802.7447
MARK@CRUZAD.SPACE

PROJECT INFORMATION

CU1.1
Scale:



THIS WALL IS CLEARLY SHOWING HATCHED, WITH WINDOWS, PER 200208012891

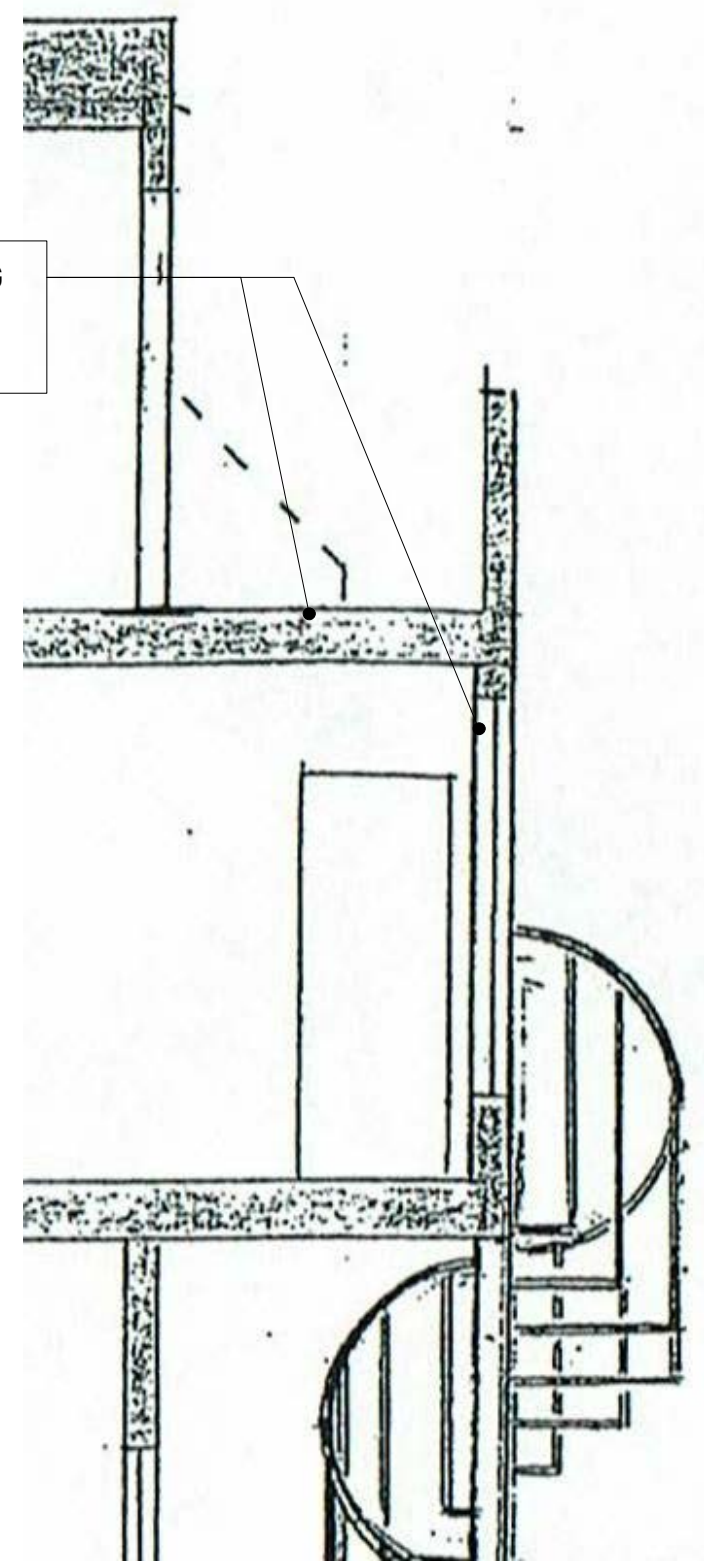
FULL HEIGHT FOUNDATION WALL IN THE STORAGE AREA BEYOND IS HERE

SPACE BEYOND IS NOT SHOWN IN THE 2002 PLAN, HOWEVER IT EXISTED, SEE PERMIT FROM 1989

SITE STEPS TO LOWER ENTRY

THIS STAIR WAS REMOVED IN 2016

THIS BASEMENT SPACE EXISTED, AS EVIDENCE BY THE PHOTOS OF THE HISTORIC EXISTING AND NEW FOUNDATION REPAIRS IN THE PHOTO ON CU11.3



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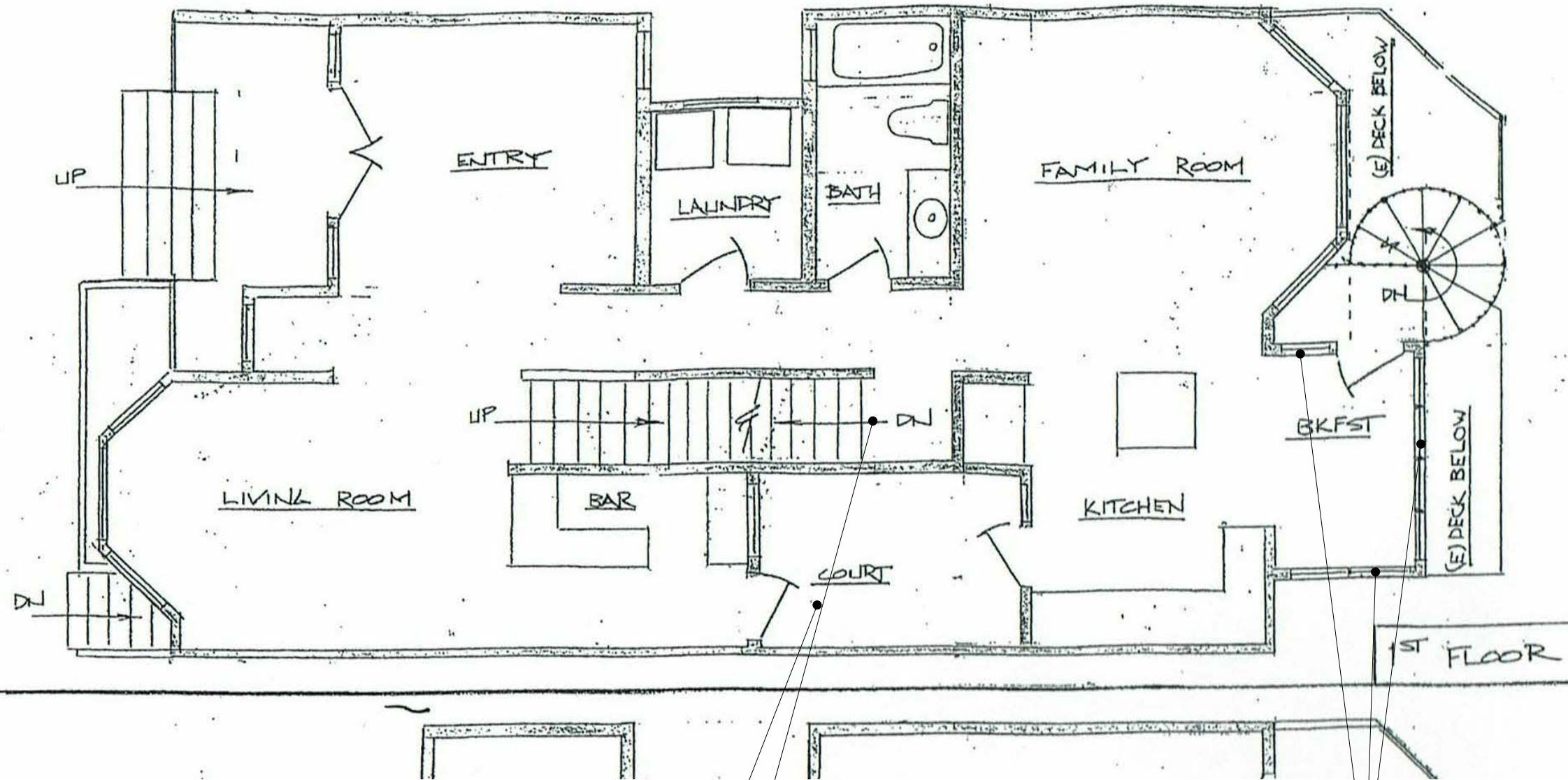
2002 PERMIT - ANALYSIS

CU1.2
Scale: 6" = 1'-0"

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION



LIGHTWELL

INTERNAL STAIR TO LOWER LEVEL WAS REMOVED.

WINDOWS AND HATCHED WALL INDICATES ENCLOSED, CONDITIONED SPACE

RENOVATION FOR:

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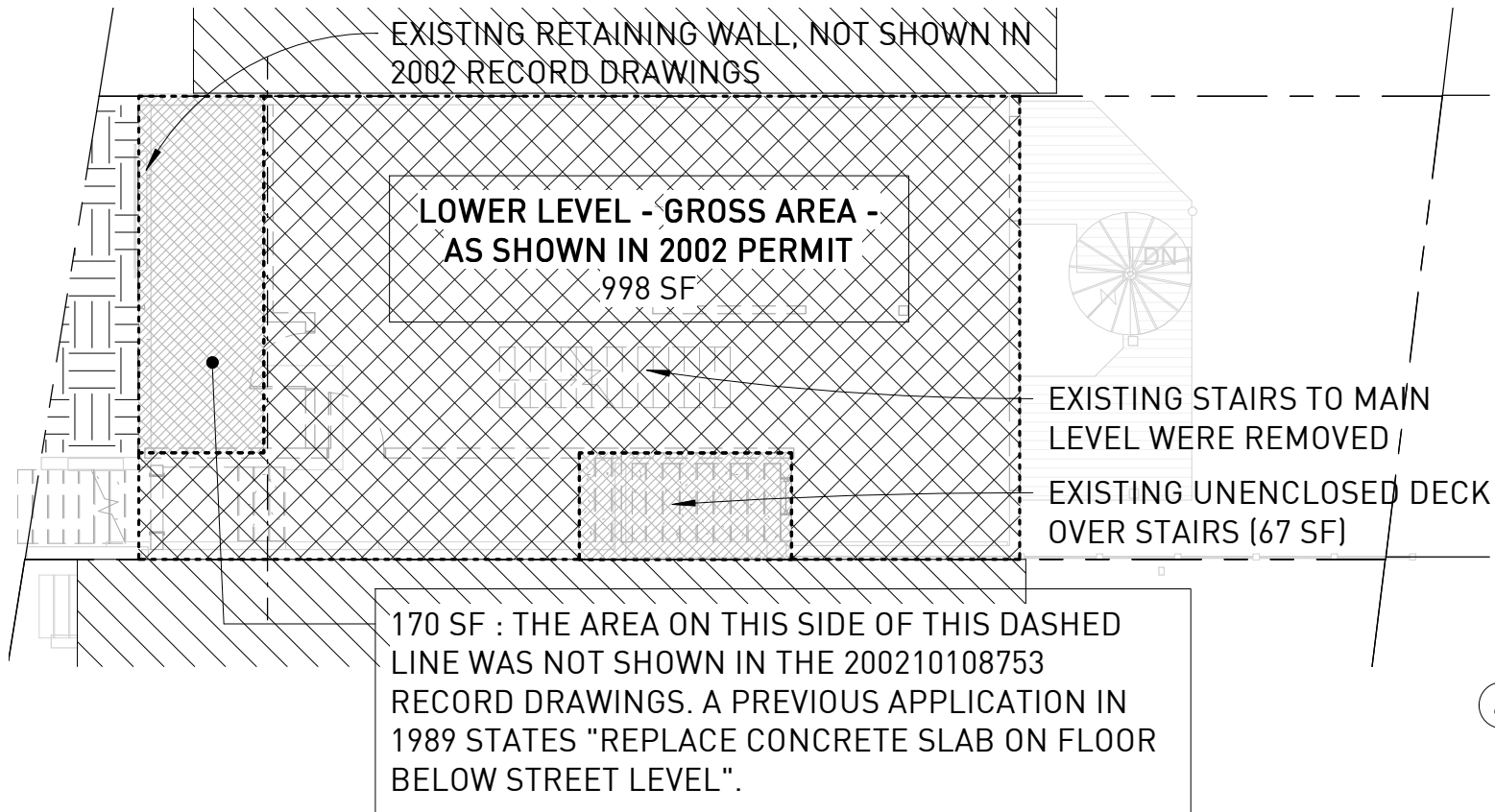
200 PERMIT - ANALYSIS

CU1.3

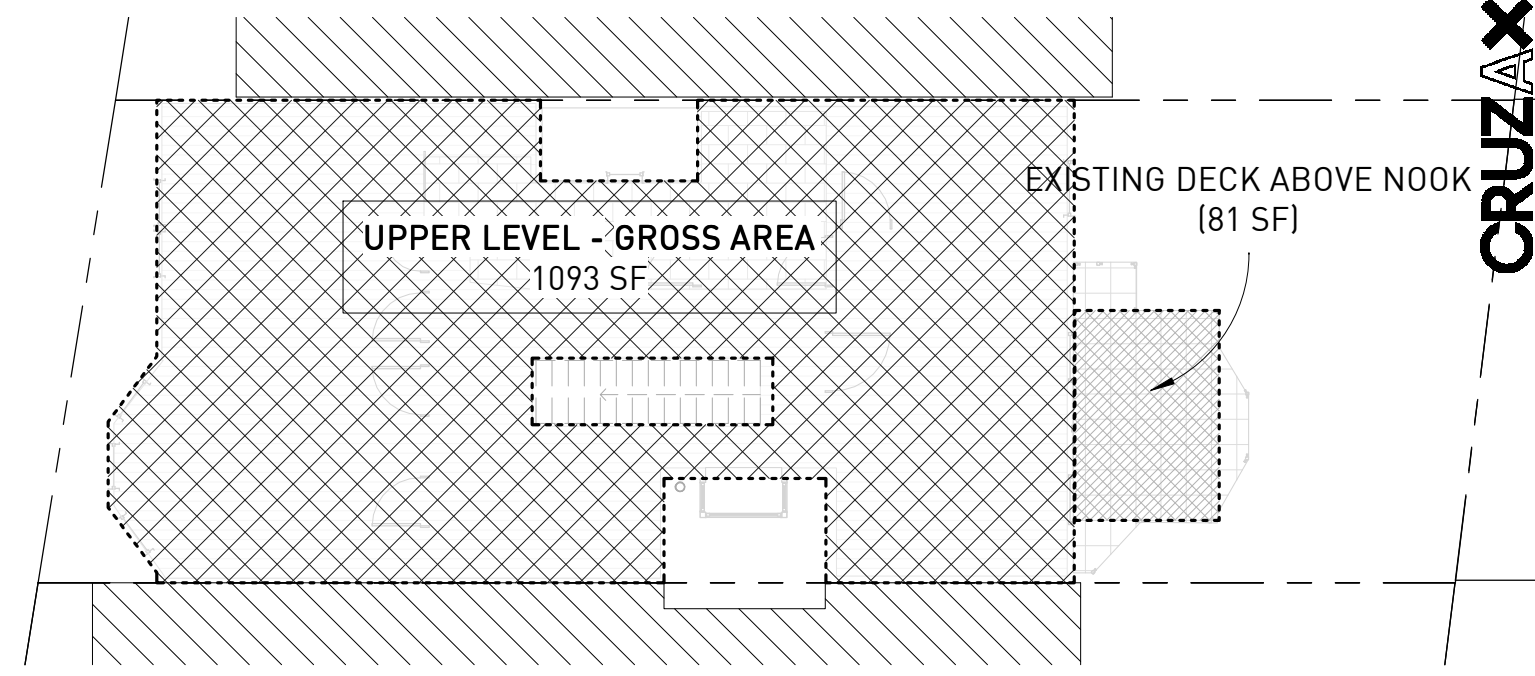
Scale:

CRUZAD

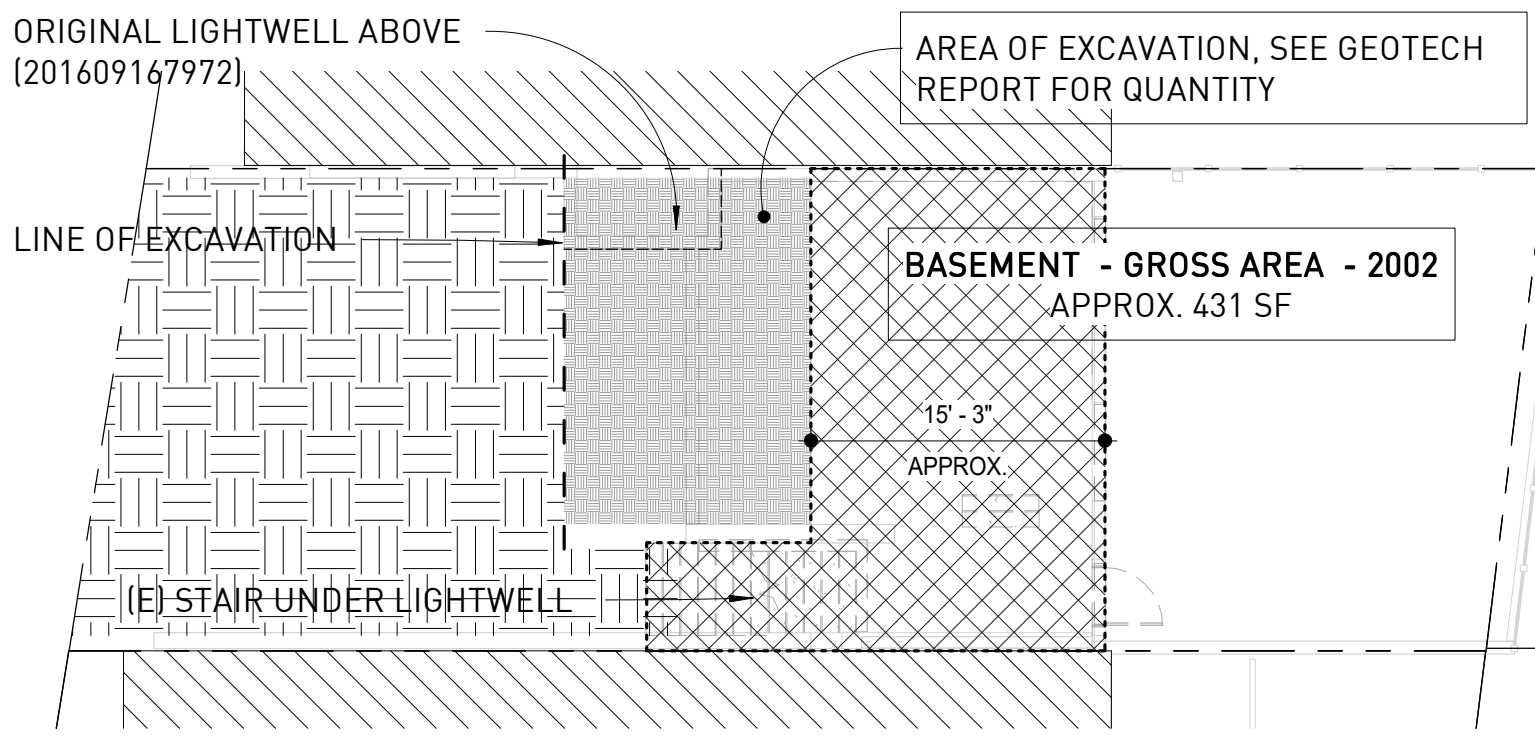
8/23/2018 12:57:43 PM



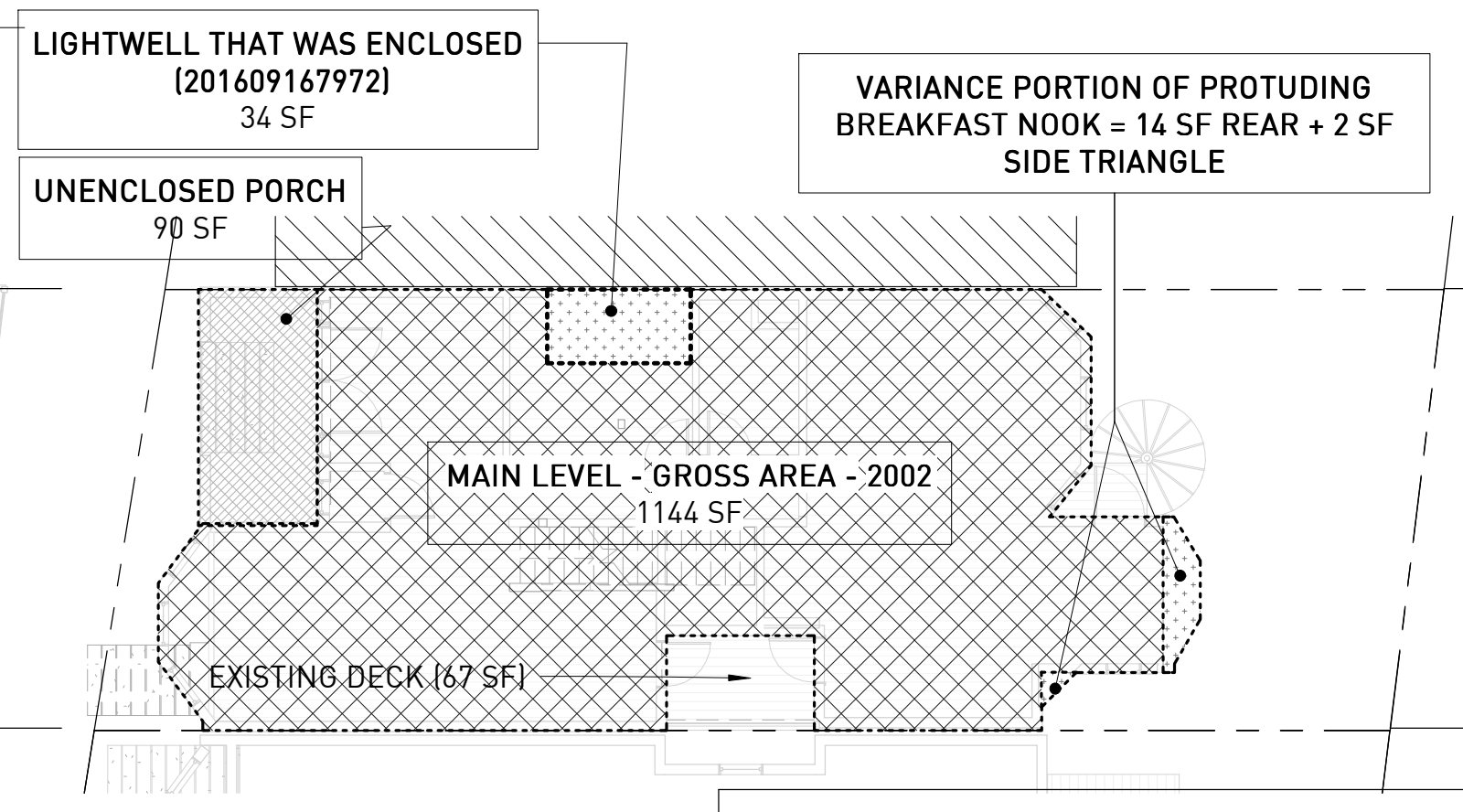
2 LOWER LEVEL GROSS AREA - 2002
1" = 10'-0"



4 UPPER LEVEL - GROSS AREA - 2002
1" = 10'-0"



1 BASEMENT - GROSS AREA - 2002
1" = 10'-0"

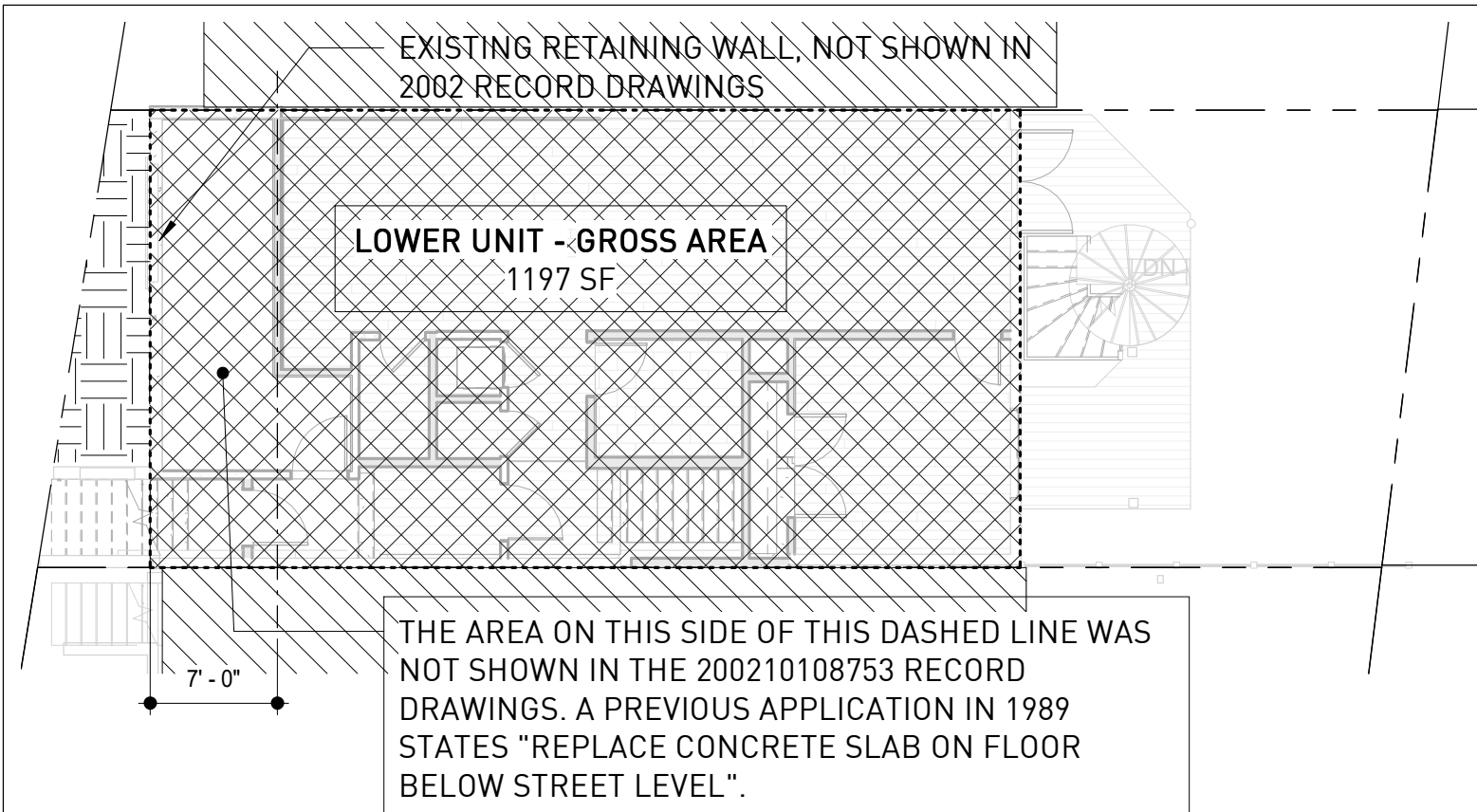


3 MAIN FLOOR - GROSS AREA - 2002
1" = 10'-0"

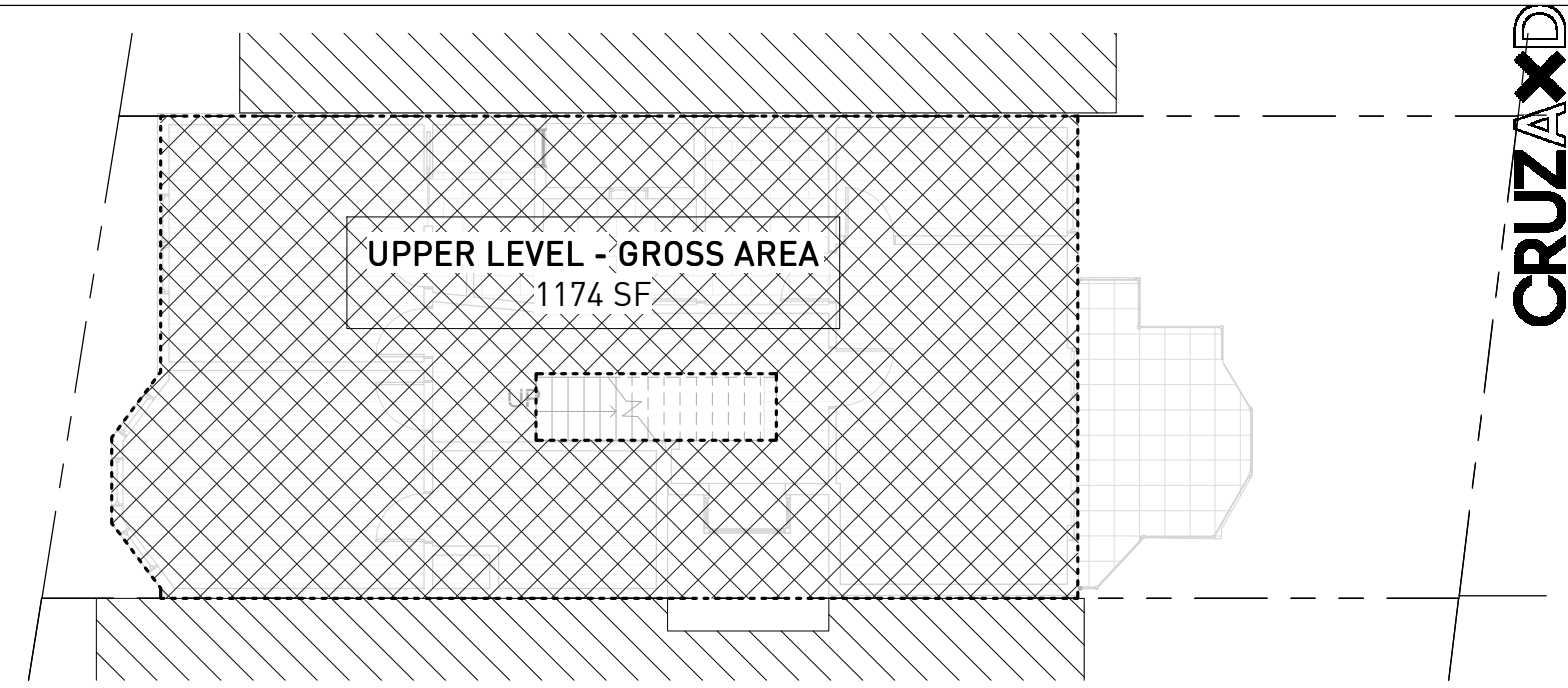
GROSS AREA - 200210108753

CU1.4

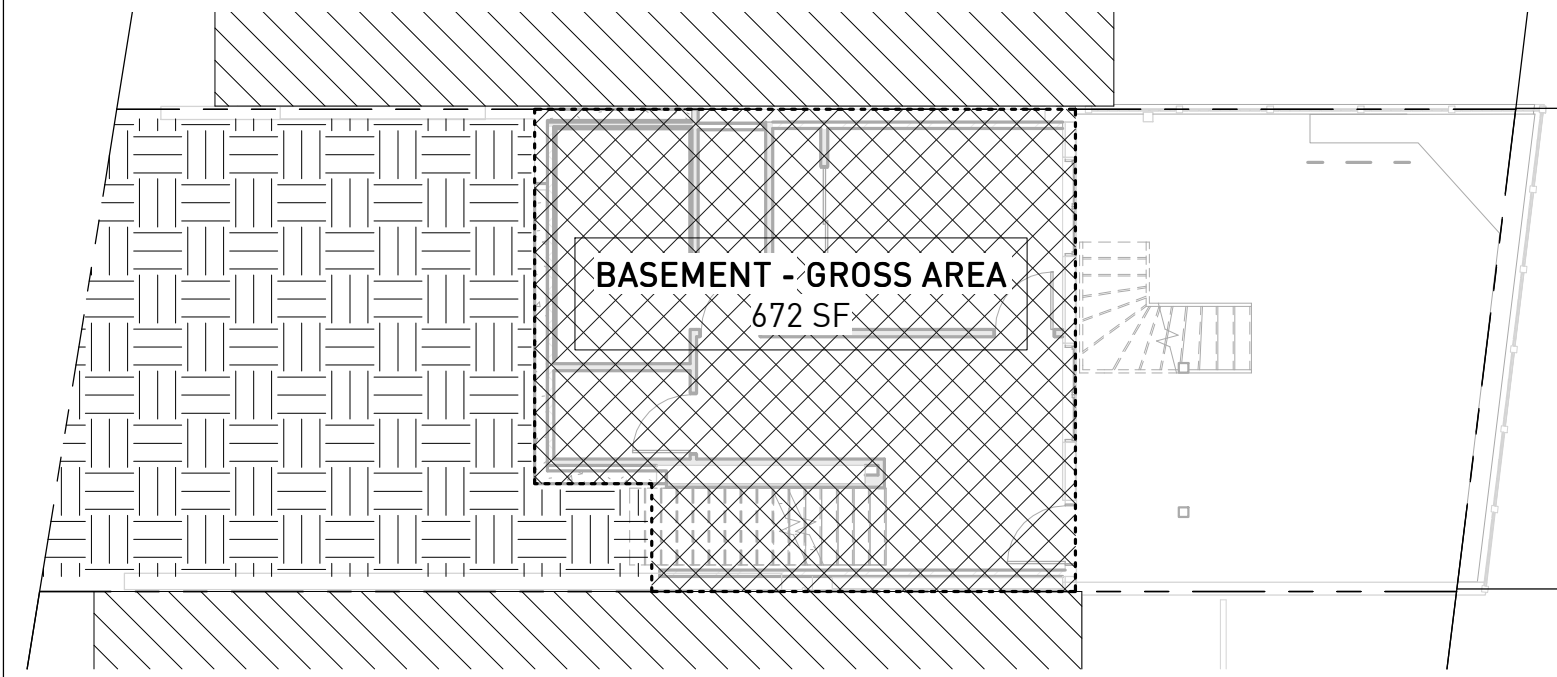
Scale: 1" = 10'-0"



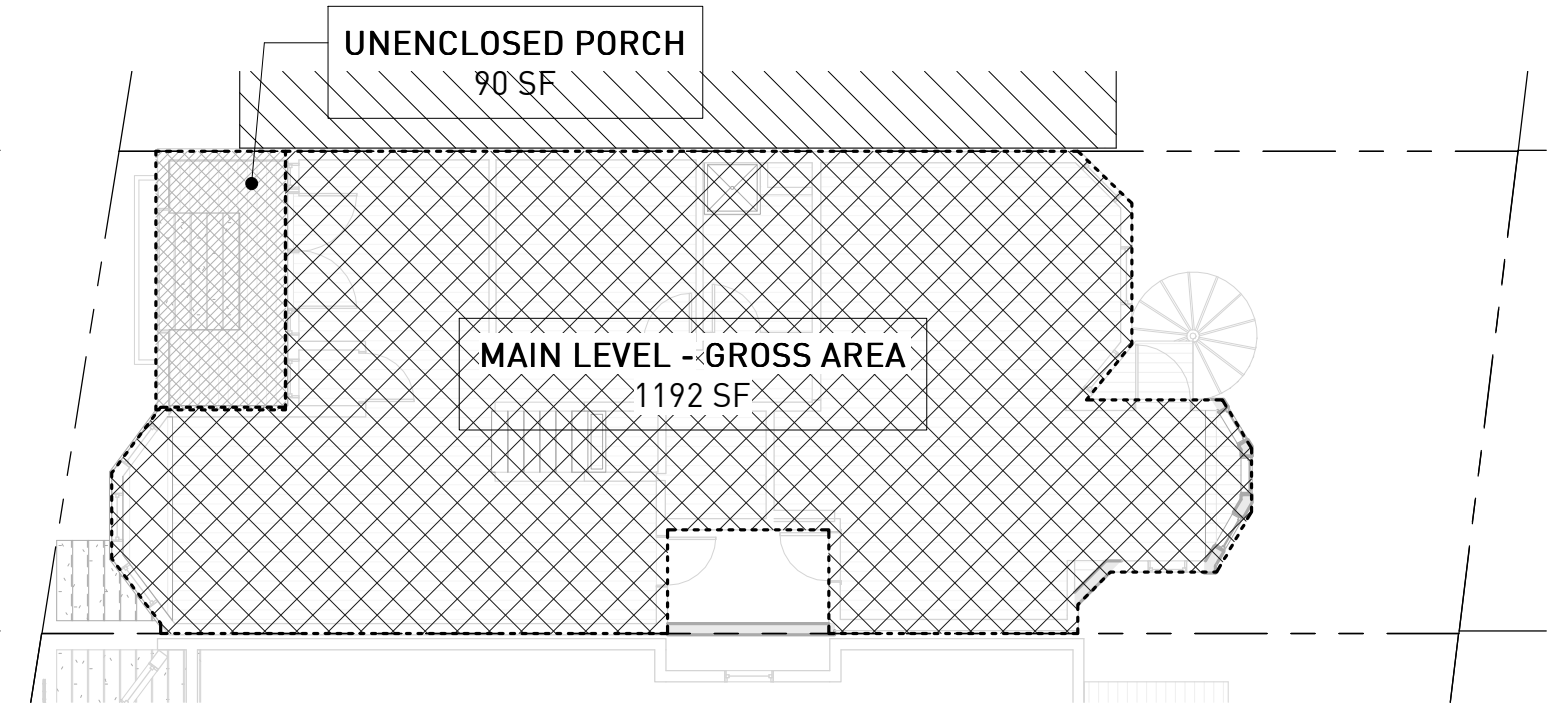
2 LOWER LEVEL GROSS AREA
1" = 10'-0"



4 UPPER LEVEL - GROSS AREA
1" = 10'-0"



1 BASEMENT - GROSS AREA
1" = 10'-0"

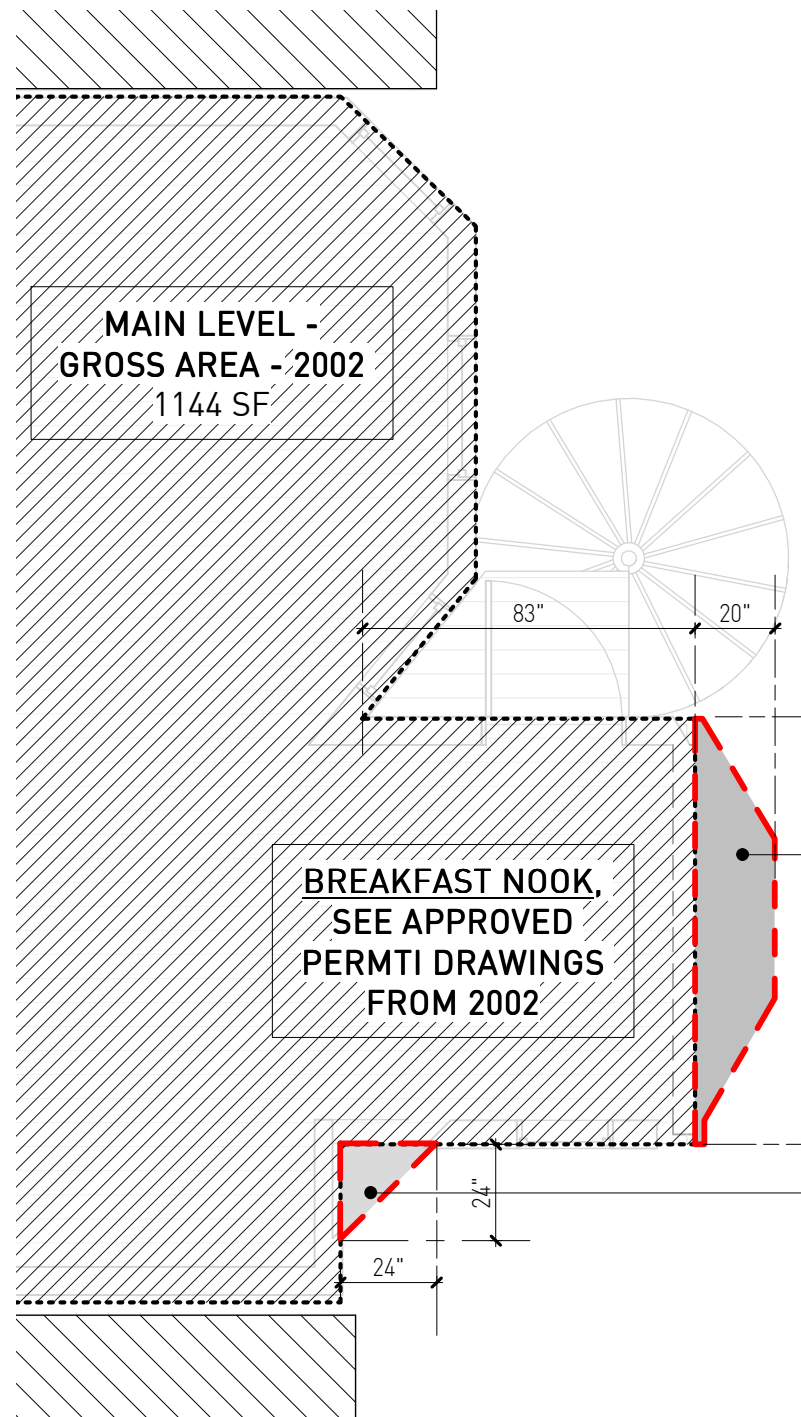


3 MAIN FLOOR - GROSS AREA
1" = 10'-0"

TOTAL GROSS AREA ANALYSIS
CU1.5
Scale: 1" = 10'-0"



VARIANCE PORTION OF PROTUDING BREAKFAST NOOK = 14 SF REAR + 2 SF SIDE TRIANGLE



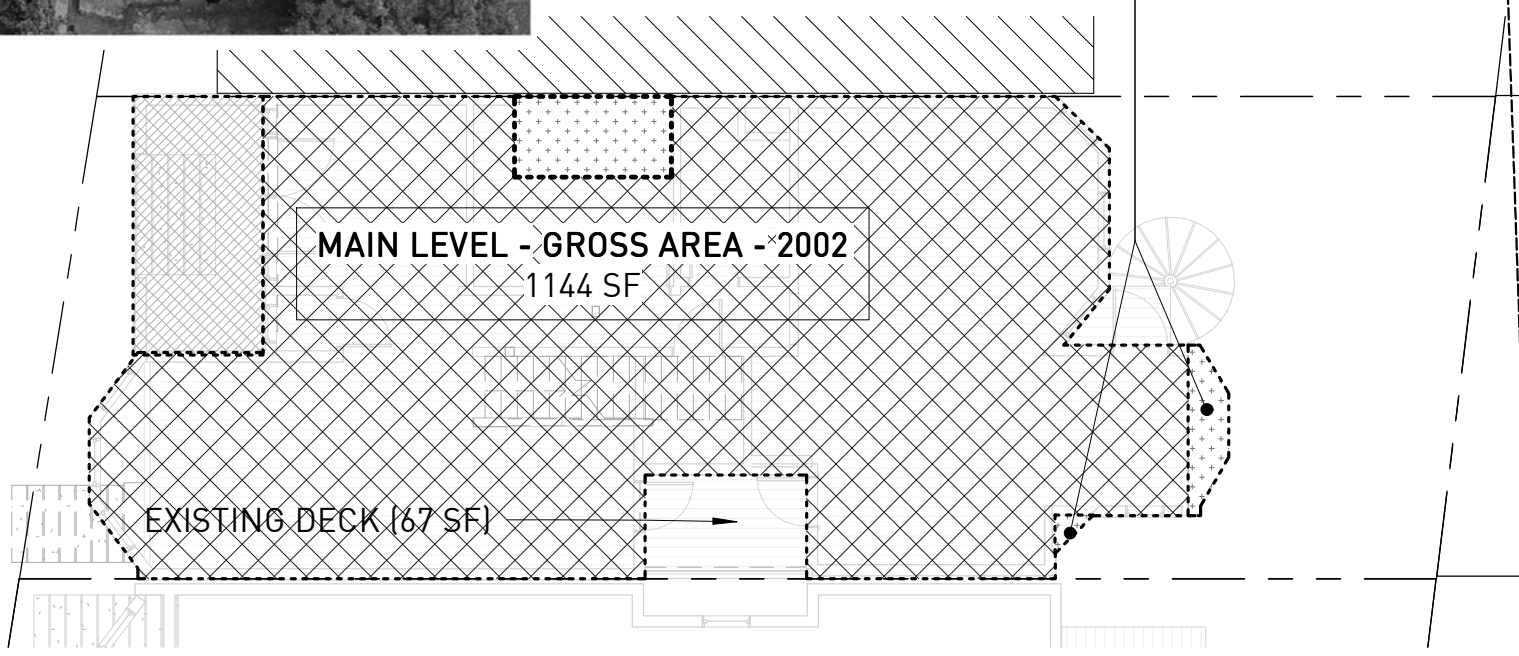
MAIN LEVEL - GROSS AREA - 2002 1144 SF

BREAKFAST NOOK, SEE APPROVED PERMTI DRAWINGS FROM 2002

VARIANCE PORTION OF PROTUDING BREAKFAST NOOK = 14.3 SF REAR

VARIANCE : TRIANGULAR ADDITION TO SIDE = 2 SF THIS ILLGLEAL PORTION OCCURRED IN 2011, PER SATELITE IMAGES

2 MAIN FLOOR - VARIANCE - ENLARGED 1/4" = 1'-0"



MAIN LEVEL - GROSS AREA - 2002 1144 SF

EXISTING DECK (67 SF)

1 MAIN FLOOR - VARIANCE 1" = 10'-0"

RENOVATION FOR:
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CALRIFICATON OF VARIANCE

CU1.6
Scale: As indicated



TWO FAMILY RESIDENCE
137 CORBETT AVE
139 CORBETT AVE

PROPOSED GROUND FLOOR
NEWLY EXPANDED
(SEE GEOTECH REPORT WITH EE FOR EXCAVATION ANALYSIS.)
27' - 6"
APPROX.

(E) REAR YARD,
PROPOSED PATIO AND
SEATWALL DESIGN

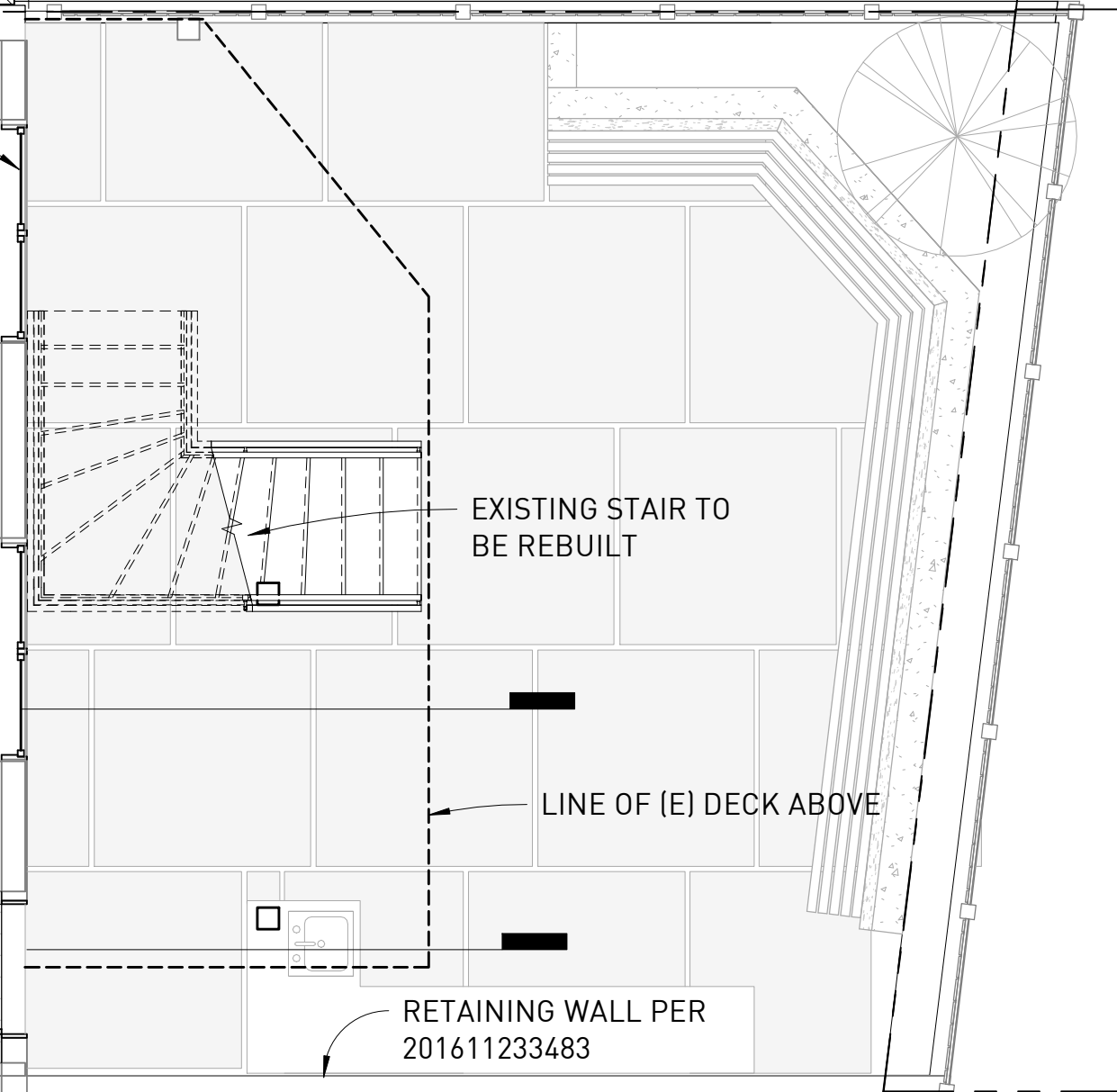
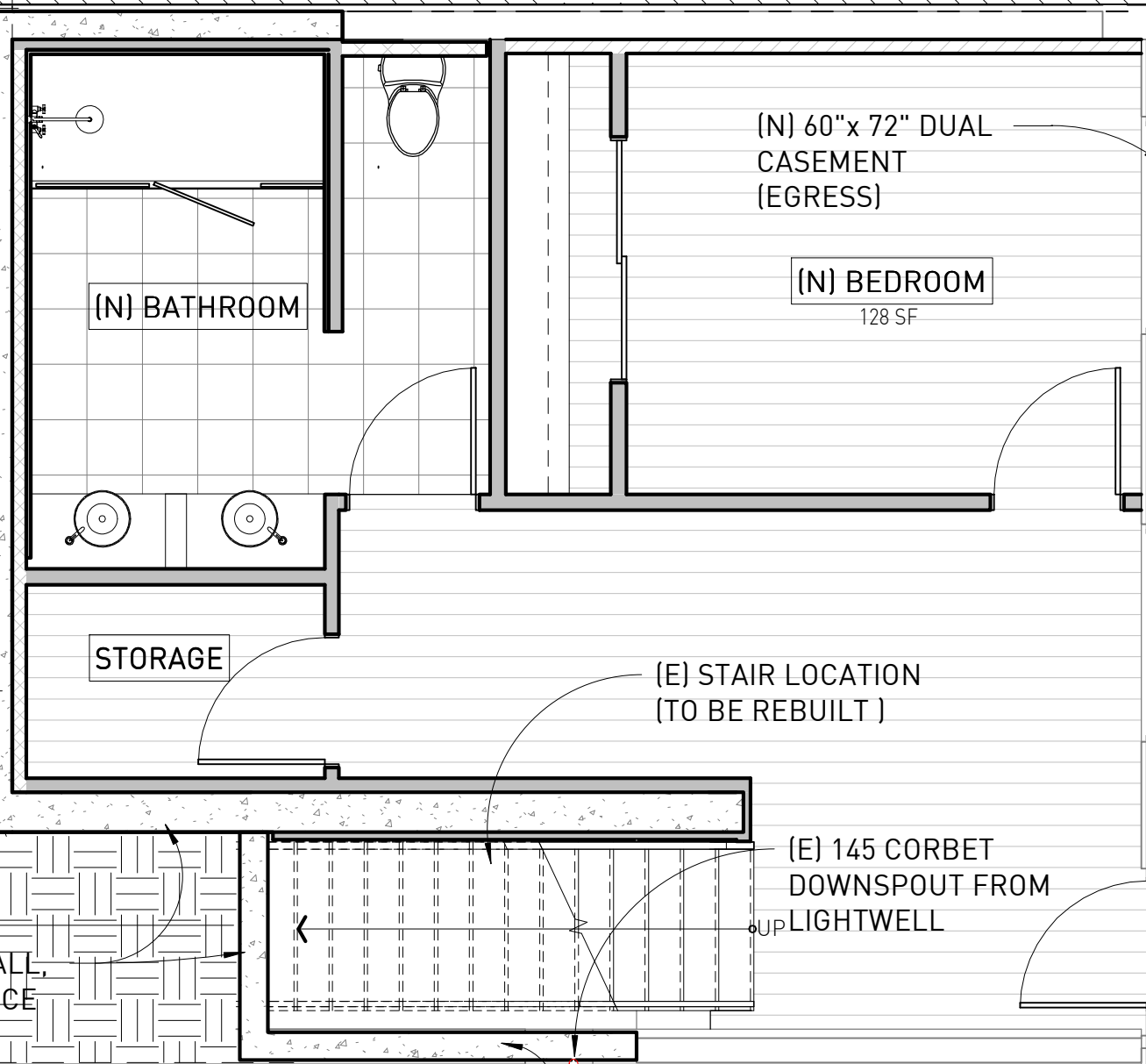
RETAINING FOUNDATION
WALL, INSPECTED &
POURED ON DEC 2017,
REFERENCE
201611233483 &
201703272431 &
201712085904
(INSPECTED BY
INSPECTOR DUFFY AND
INSPECTOR BIRMINGHAM)



(N) RETAINING FOUNDATION WALL,
POURED IN DEC 2017, REFERENCE
201611233483 & 201703272431

SINGLE FAMILY RESIDENCE
145 CORBETT AVE

LOT LINE FOUNDATION REPLACEMENT UNDER LIGHTWELL, DUE TO
UNDERMINED SOILS CAUSED BY WATER LEAK
(FINAL POUR DEC 2017, INSPECTED BY INSPECTOR BIRMINGHAM)



RENOVATION FOR:

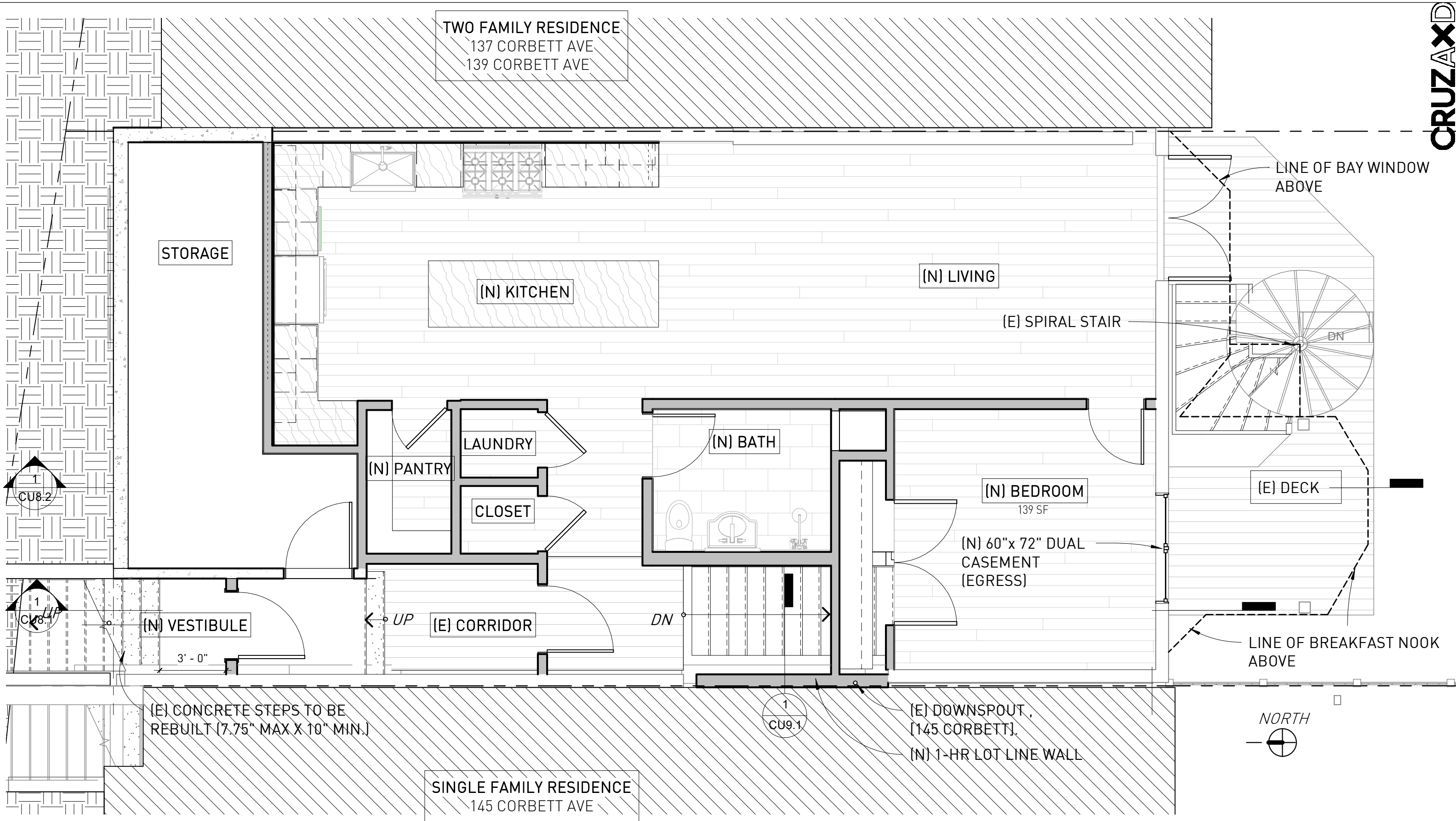
RAGHAVAN FAMILY
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BASEMENT LEVEL

CU2.1
Scale: 1/4" = 1'-0"

TWO FAMILY RESIDENCE
137 CORBETT AVE
139 CORBETT AVE



1
CU8.2

1
CU8.4

1
CU9.1

STORAGE

(N) KITCHEN

(N) LIVING

(E) SPIRAL STAIR

LINE OF BAY WINDOW ABOVE

(N) PANTRY

LAUNDRY

CLOSET

(N) BATH

(N) BEDROOM
139 SF

(E) DECK

(N) 60"x 72" DUAL
CASEMENT
(EGRESS)

(N) VESTIBULE

3' - 0"

(E) CORRIDOR

DN

LINE OF BREAKFAST NOOK ABOVE

(E) CONCRETE STEPS TO BE
REBUILT (7.75" MAX X 10" MIN.)

(E) DOWNSPOUT,
[145 CORBETT].

(N) 1-HR LOT LINE WALL

SINGLE FAMILY RESIDENCE
145 CORBETT AVE



RENOVATION FOR:

RAGHAVAN FAMILY
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LOWER LEVEL

CU2.2
Scale: 1/4" = 1'-0"

TWO FAMILY RESIDENCE
137 CORBETT AVE
139 CORBETT AVE

AREA OF LIGHTWELL INFILL
PER 201609167972

(E) ENTRY

(E) BATH

(E) OFFICE

(E) DINING ROOM

(E) DEN

(E) LAUNDRY

VARIANCE: PROTRUSION BUILT
AFTER 2002, APPROX. 14 SF

(E) BREAKFAST
NOOK

(E) KITCHEN

(N) PANTRY

VARIANCE: PROTRUSION
BUILT AFTER 2002, —
APPROX. 2 SF

1 PROPOSED 1-HR LOT LINE WALL

1
CU9.1
PROPOSED AREA OF LIGHTWELL
PER WRITTEN AGREEMENT, SEE
PAGE CU10.2

SINGLE FAMILY RESIDENCE
145 CORBETT AVE

RENOVATION FOR:

RAGHAVAN FAMILY

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MAIN LEVEL PLAN

CU2.3
Scale: 1/4" = 1'-0"

TWO FAMILY RESIDENCE
137 CORBETT AVE
139 CORBETT AVE

AREA OF LIGHTWELL INFILL
PER 201609167972.
INTERNAL DRAINAGE ROOF
PAN INSTALLED

VARIANCE: PROTRUSION OF
(E) DECK. NON CONFORMING
GUARDRAIL WAS REPLACD IN
2016, SEE CU 11.1 FOR
PHOTOS OF EXISTING AND
NEW CONSTRUCTION.

1
CU8.2

1
CU8.1

2
CU8.21

(E) BEDROOM

(E) BATH

(E) BATH

(E) W.I.C.

(E) HALLWAY

(E) BEDROOM

(E) DECK, SEE
200210108753

(E) BEDROOM

(E) BATH

PROPOSED AREA OF LIGHTWELL PER
WRITTEN AGREEMENT, SEE PAGE
CU10.2 . NO ENCLOSURE THIS
LEVEL, INTERNAL DRAINAGE ROOF
PAN WITH PARAPET TO BE
INSTALLED

PROPOSED ROOF DRAIN

SINGLE FAMILY RESIDENCE
145 CORBETT AVE

RENOVATION FOR:

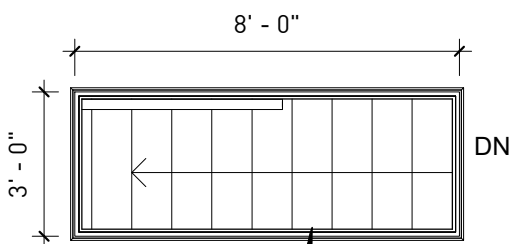
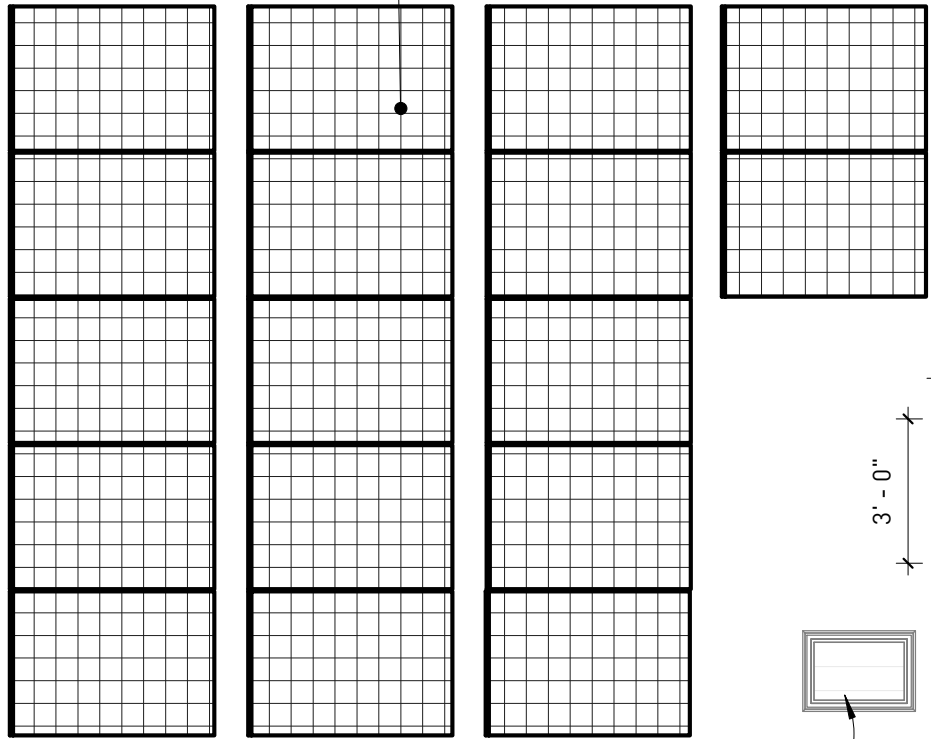
RAGHAVAN FAMILY
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UPPER LEVEL PLAN

CU2.4
Scale: 1/4" = 1'-0"

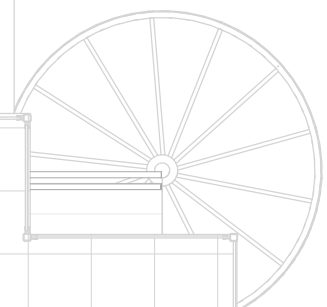
PV ARRAY HAS BEEN DESIGNED AND IS WAITING TO BE INSTALLED BY *SIMPLY SOLAR* .



(N) RETRACTABLE SKYLITE



(E) FIXED SKYLITE, NO CHANGE



(E) DECK

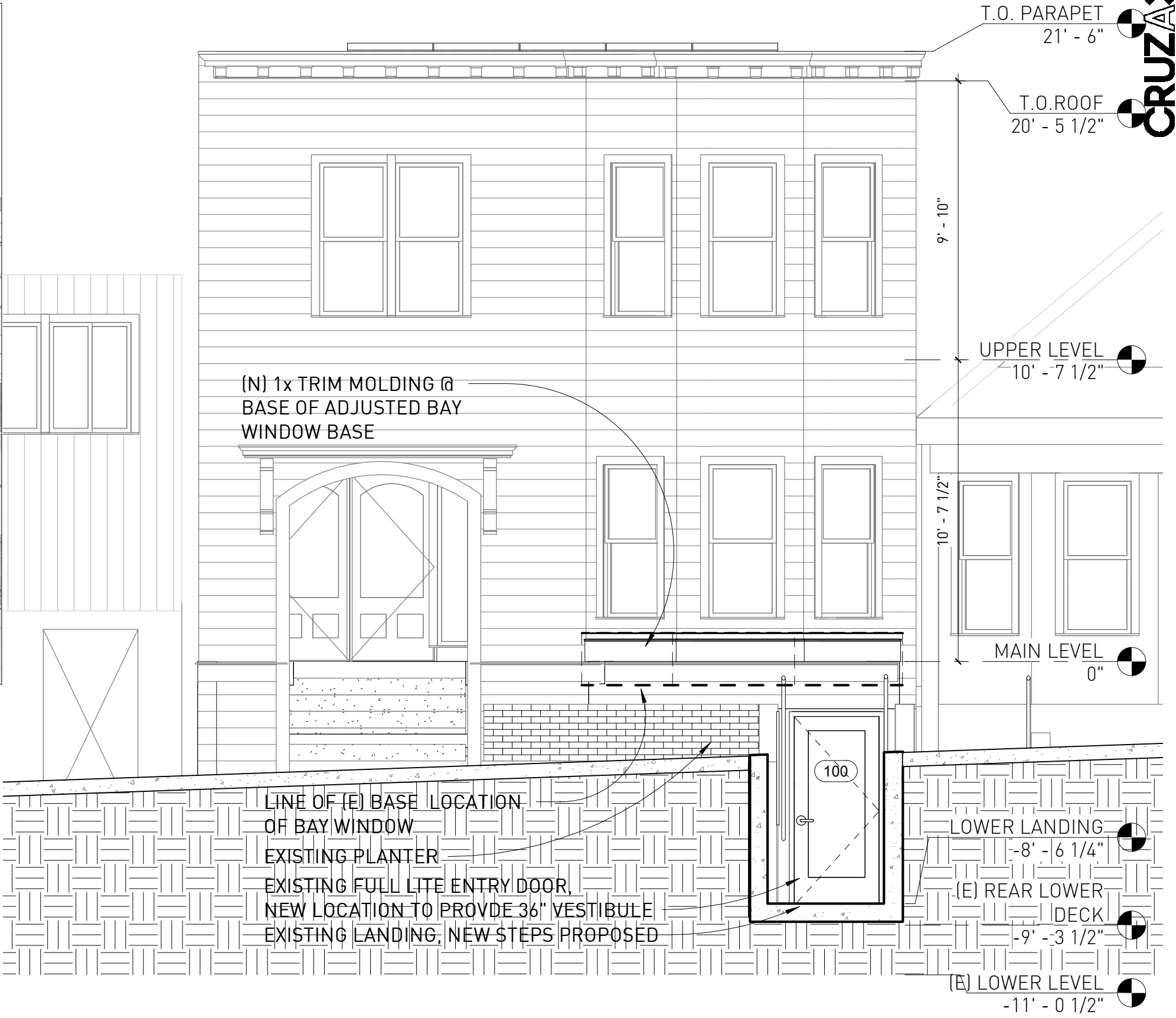
RENOVATION FOR:

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ROOF PLAN

CU2.5
Scale: 1/4" = 1'-0"



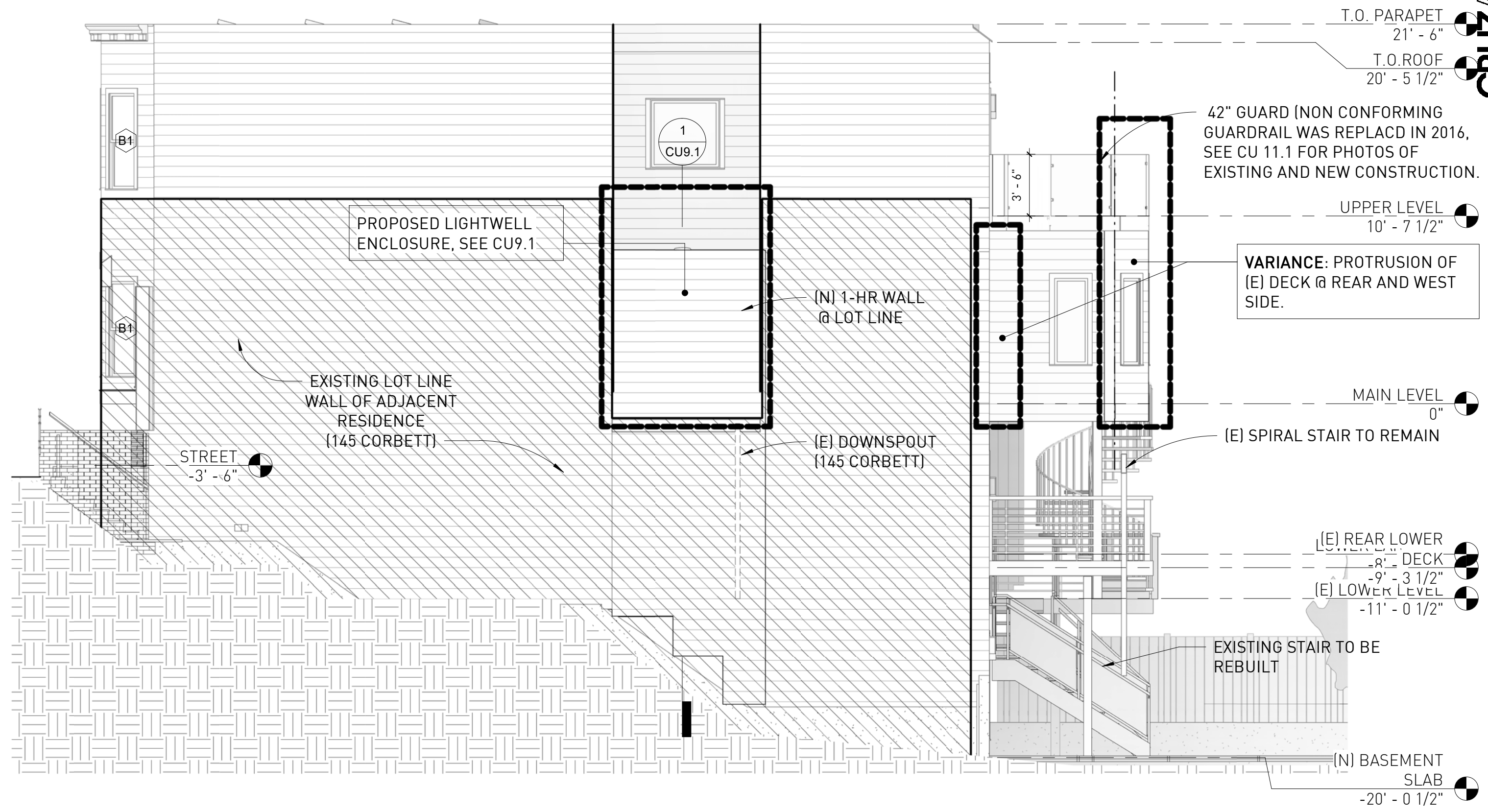
RENOVATION FOR:

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FRONT ELEVATION

CU3.1
Scale: 1/4" = 1'-0"



RENOVATION FOR:
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WEST ELEVATION

CU3.2
 Scale: 3/16" = 1'-0"

VARIANCE: PROTRUSION OF (E) DECK AND SIDE. NON CONFORMING GUARDRAIL WAS REPLACED IN 2016, SEE CU11.1 FOR PHOTOS OF EXISTING AND NEW CONSTRUCTION.



RENOVATION FOR:

RAGHAVAN FAMILY
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REAR ELEVATION

CU3.3
 Scale: 3/16" = 1'-0"

(N) 42" GUARD

VARIANCE: PROTRUSION OF (E) DECK @ REAR AND WEST SIDE.

T.O. PARAPET 21' - 6"
T.O. ROOF 20' - 5 1/2"

UPPER LEVEL 10' - 7 1/2"

MAIN LEVEL 0"

LOWER LANDING -8' - 6 1/4"

(E) LOWER LEVEL -11' - 0 1/2"

(N) BASEMENT SLAB -20' - 0 1/2"

EXISTING LOT LINE WALL OF ADJACENT RESIDENCE (137 CORBETT AVE 139 CORBETT AVE)

EXISTING STAIR TO BE REBUILT

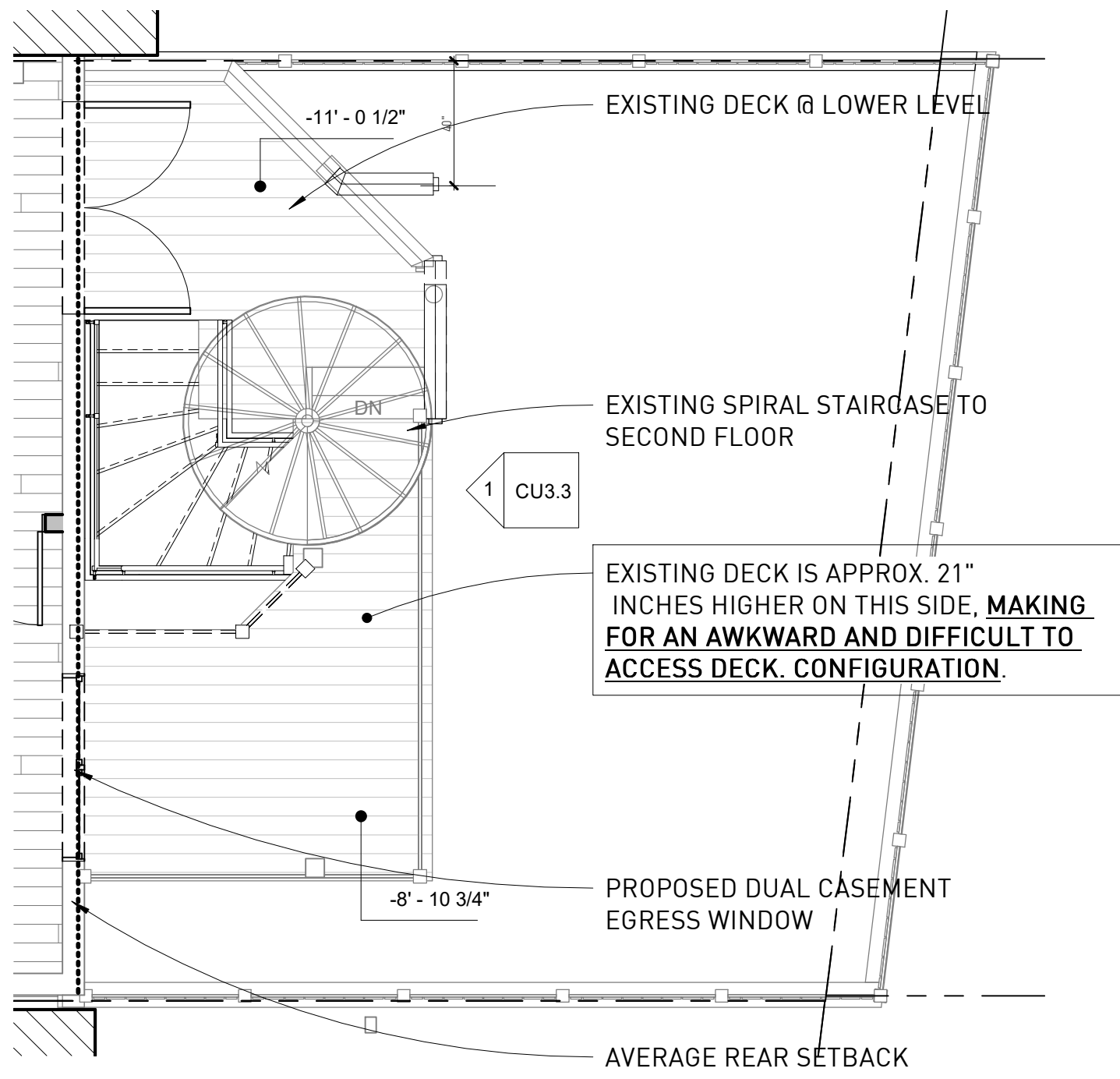
1 EAST ELEVATION Copy 1
3/16" = 1'-0"

RENOVATION FOR:
RAGHAVAN FAMILY
143 CORBETT AVE
SAN FRANCISCO, CA 94114

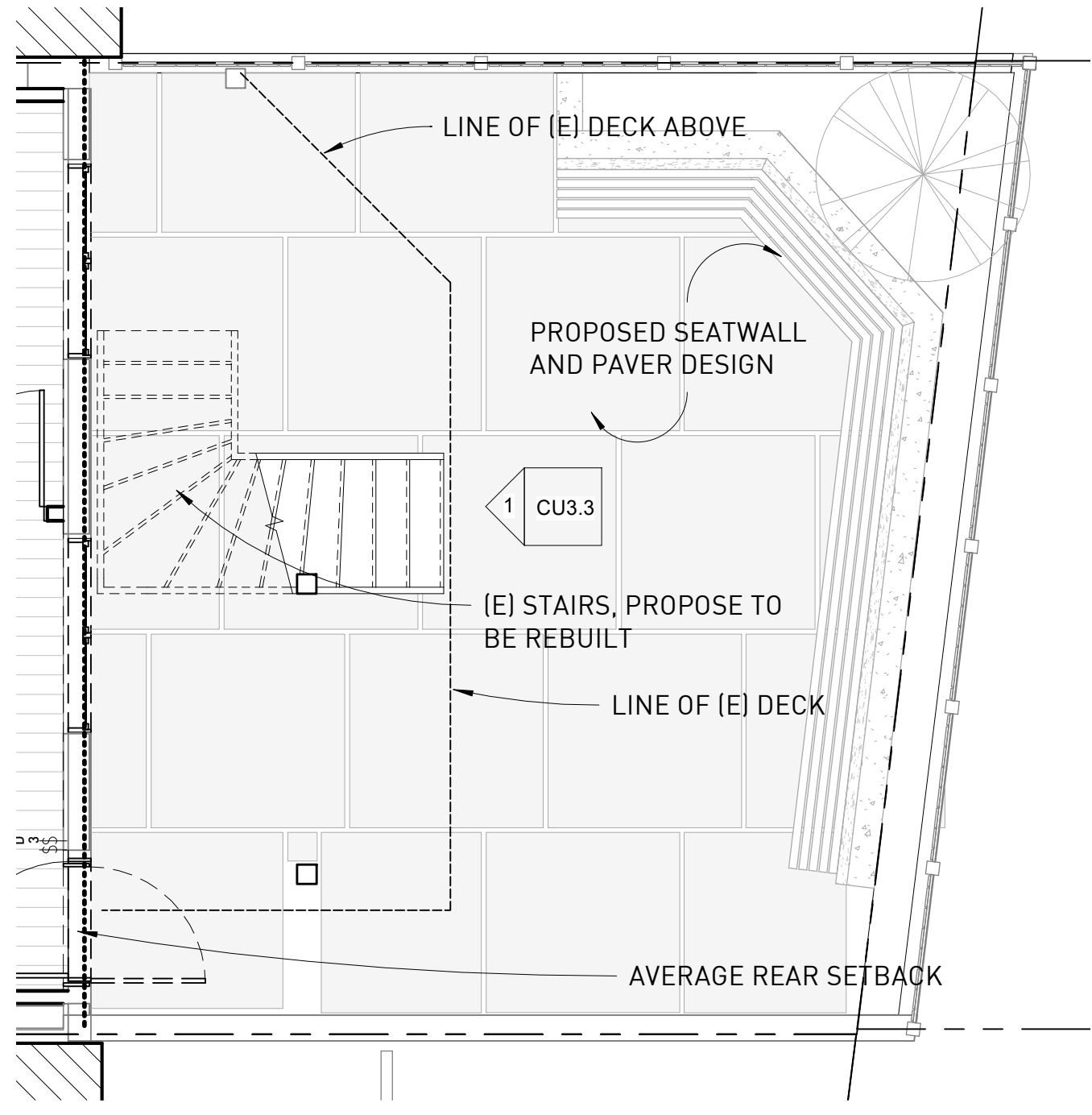
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EAST ELEVATION

CU3.4
Scale: 3/16" = 1'-0"



1 LOWER LEVEL FLOOR PLAN - LOWER DECK
1/4" = 1'-0"

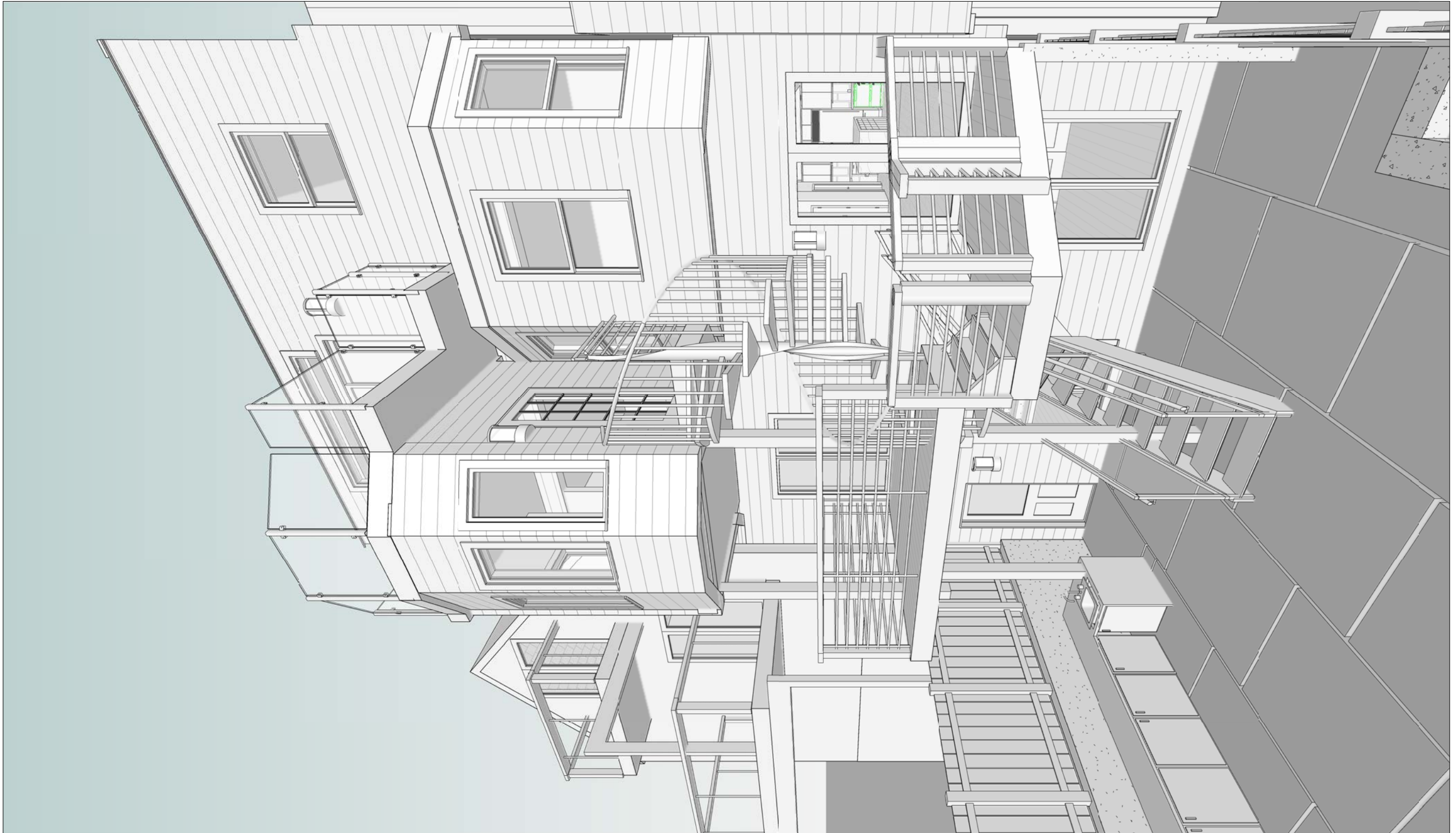


2 ENLARGED PLAN - GROUND LEVEL @ REAR YARD
1/4" = 1'-0"

ENLARGED PLAN - LOWER DECK

CU5.1

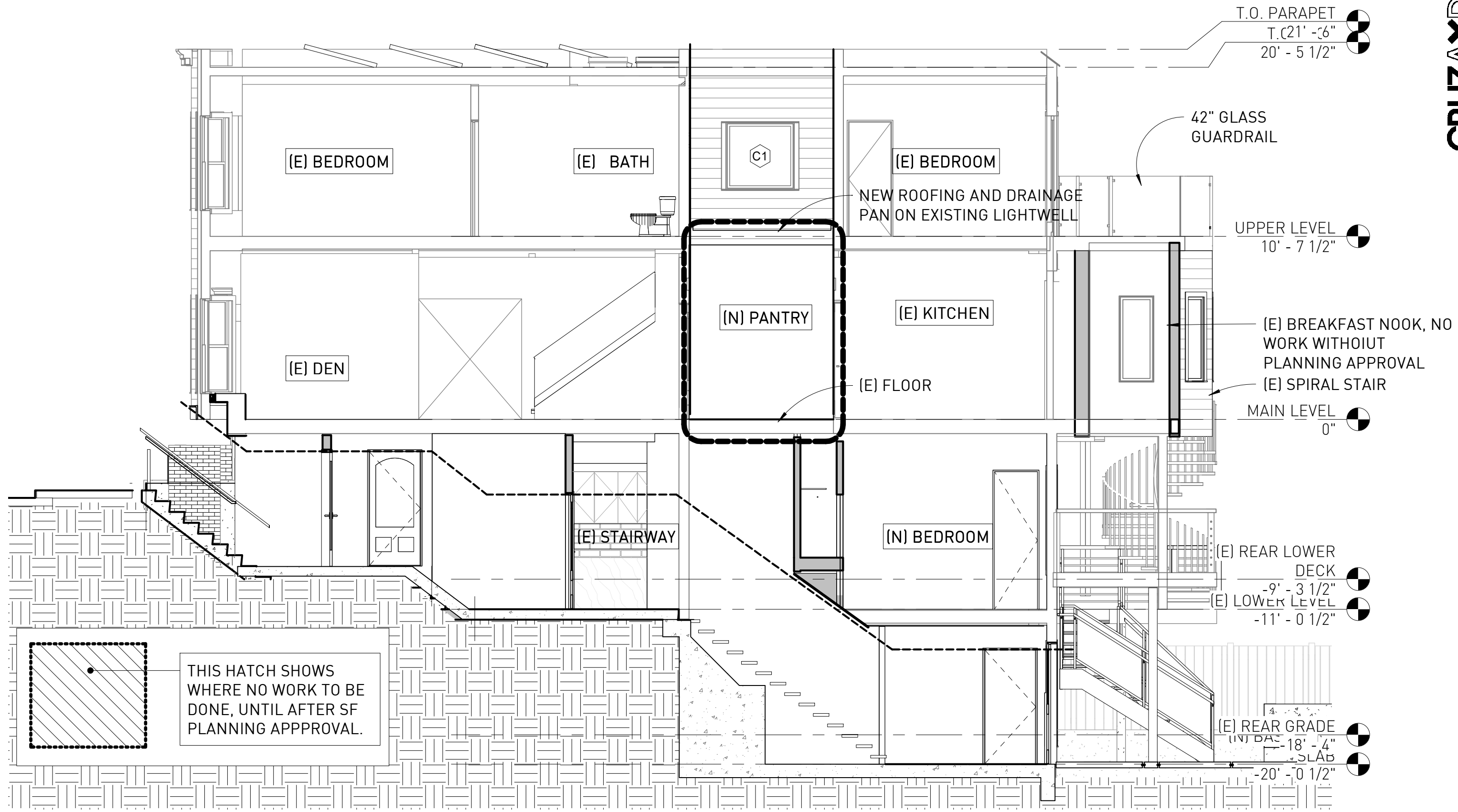
Scale: 1/4" = 1'-0"



**3D PERSPECTIVE OF REAR
STAIRS**

CU5.2

Scale:



1 SECTION 1 - OTC
3/16" = 1'-0"

RENOVATION FOR:

RAGHAVAN FAMILY
143 CORBETT AVE
SAN FRANCISCO, CA 94114

CRUZ A+D
400 PERKINS ST #209
OAKLAND, CA 94610
T: 415.802.7447
MARK@CRUZAD.SPACE

SECTION

CU8.1
Scale: As indicated

NEW INTERIOR STAIRWELL TO ROOF
(NO PENTHOUSE, NO VERTICAL
EXTERIOR EXPANSION)

T.O. PARAPET
21' - 6"

T.O. ROOF
20' - 5 1/2"

(E) BEDROOM

(E) HALLWAY

(E) BEDROOM

UPPER LEVEL
10' - 7 1/2"

(E) DEN

(E) BREAKFAST
NOOK

MAIN LEVEL
0"

(E) RETAINING
FOUNDATION WALL
STORAGE

(N) BEDROOM

(E) REAR LOWER
DECK
-9' -3 1/2"

(E) SLAB SEE 8911550

STORAGE

(N) CORRIDOR

8'-1"

(N) RETAINING FOUNDATION WALL
SEE 201712085904 &

(E) REAR GRADE
-18' -1/4"

(N) BASEMENT
SLAB
-20' -0 1/2"

RENOVATION FOR:

RAGHAVAN FAMILY

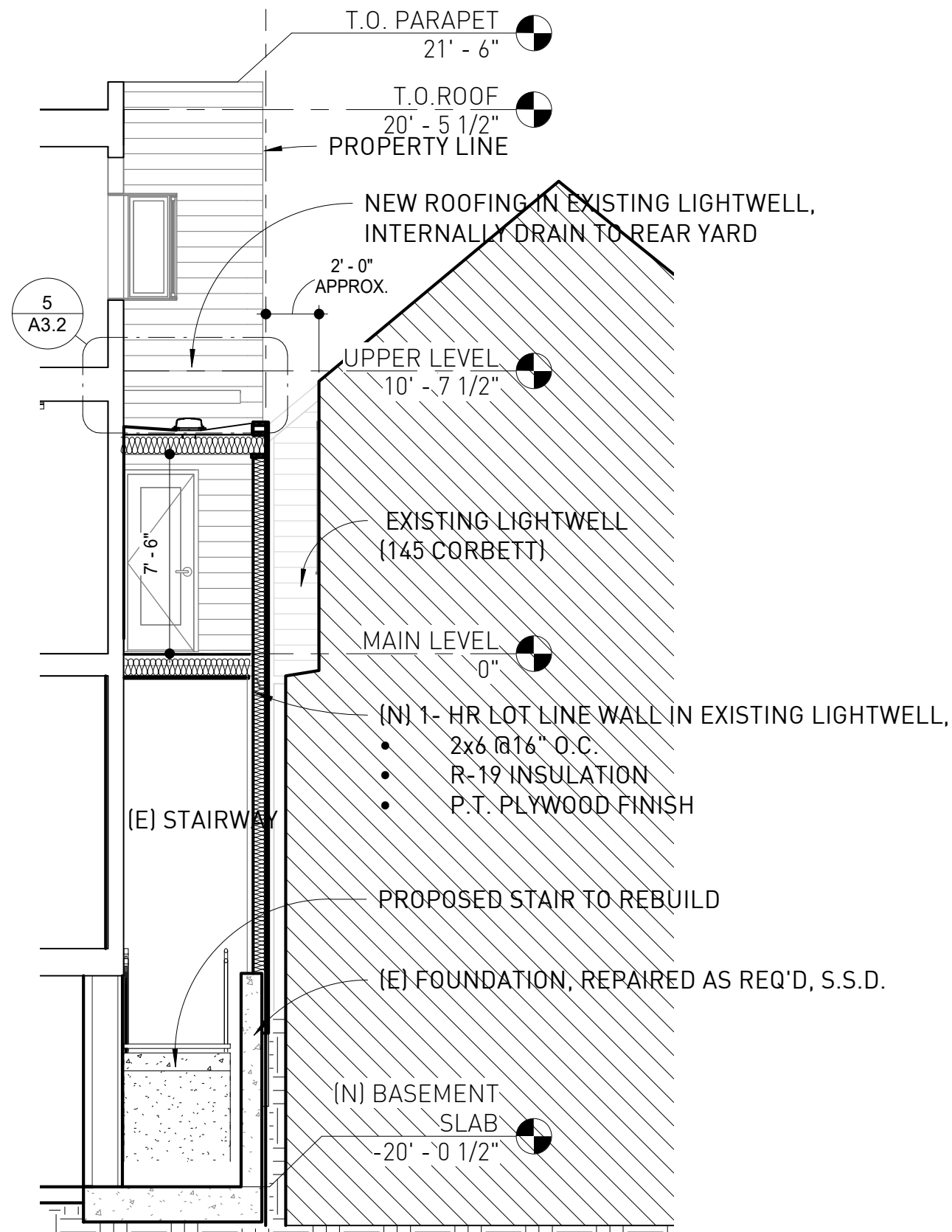
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SECTION

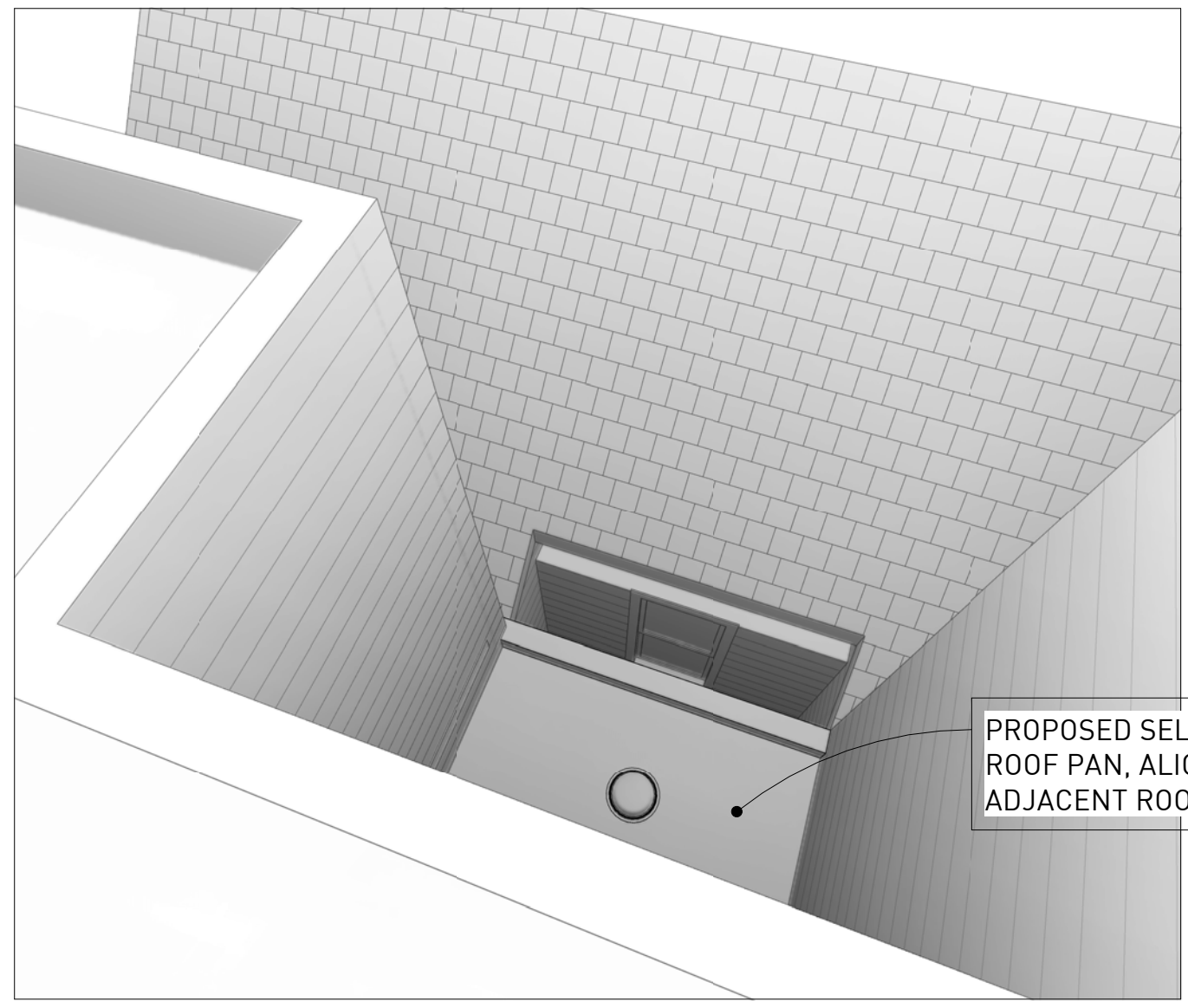
CU8.2

Scale: 3/16" = 1'-0"



SECTION - THROUGH PROPOSED ENCLOSED LIGHTWELL

① 3/16" = 1'-0"



PROPOSED SELF DRAINING ROOF PAN, ALIGNED TO ADJACENT ROOF EAVE.

② VIEW OF LIGHTWELL FROM ROOF

RENOVATION FOR:
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LIGHTWELL ENCLOSURE

CU9.1
 Scale: 3/16" = 1'-0"

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of San Francisco)
On 1-23-2018 before me, Matt G. Miller, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Alfred W. Driggs IV and Jennifer H. Creelman
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Lightwell Infill Plans
Document Date: 1-23-18 Number of Pages: 1
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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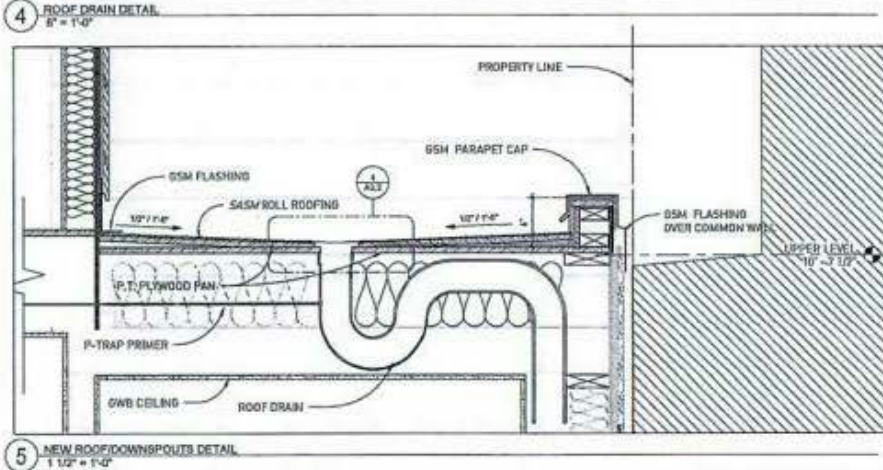
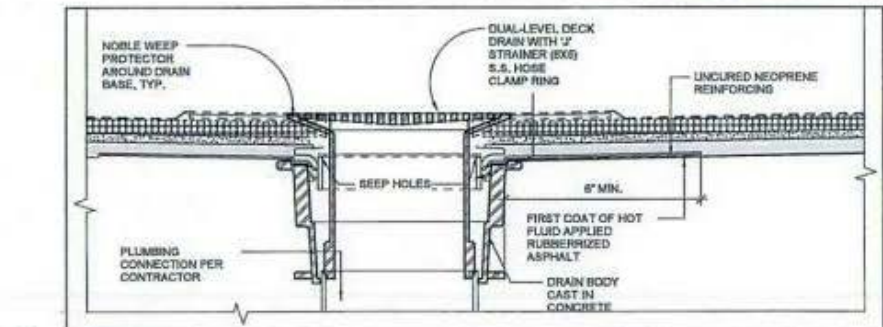
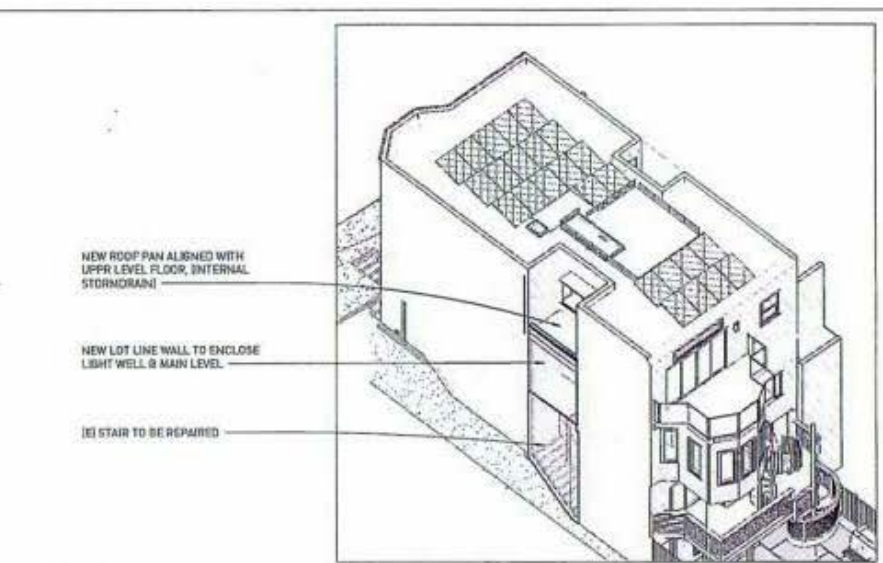
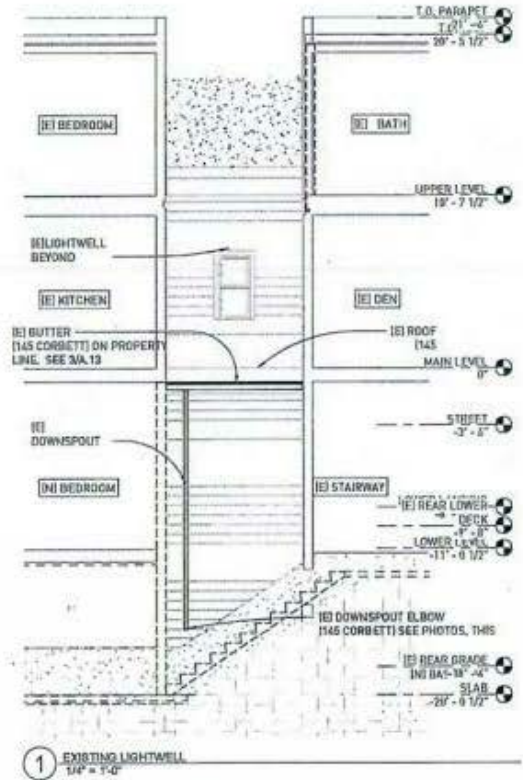
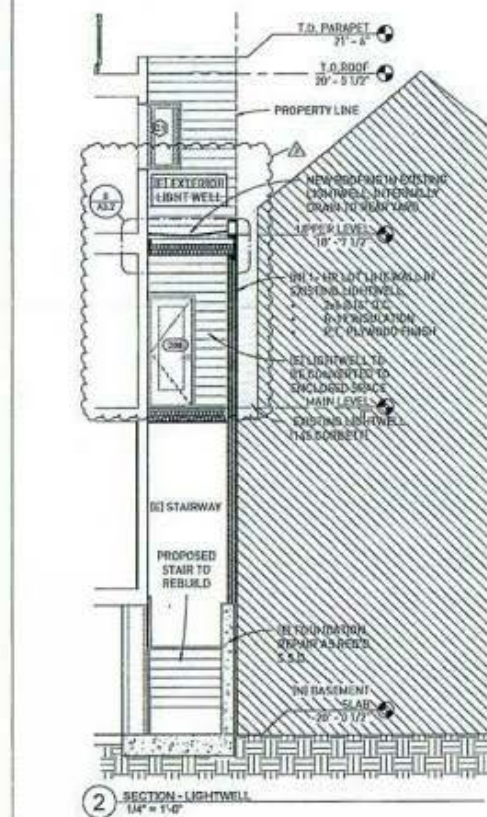
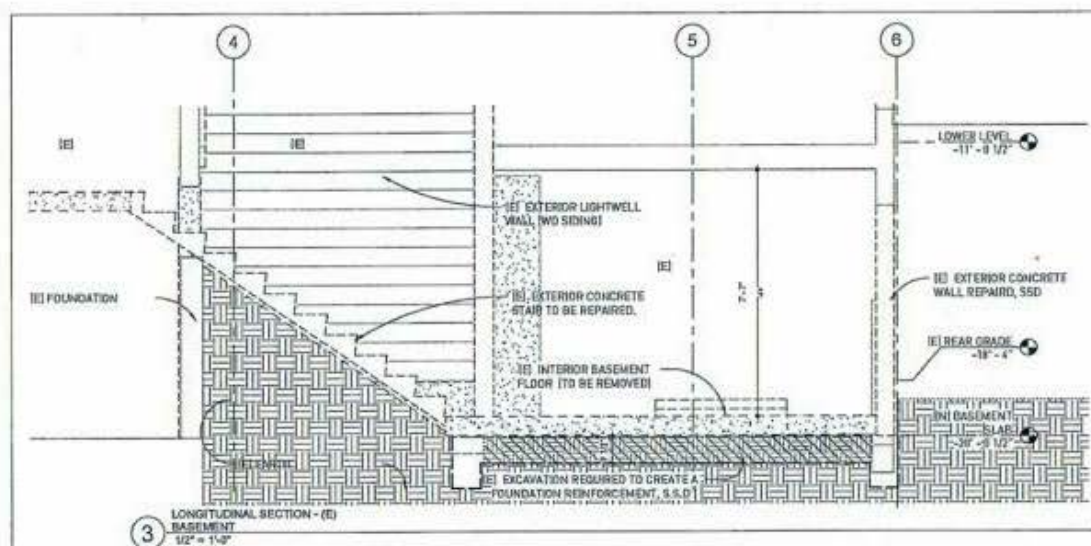
Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

LIGHTWELL AGREEMENT

CU9.2

Scale: 1 1/2" = 1'-0"



THIS IS COPY OF THE LIGHTWELL AGREEMENT BETWEEN THE OWNER'S OF 143 AND 145 CORBETT.

SCOPE ITEM: ENCLOSE LIGHTWELL

ACCORDING PAGE 6 OF THE BULLTEIN 4 AND THE SF PLANNING CODE 312(B) SECTION 136(c), AS A N EXCEPTION, LIGHWELLS THAT ARE NOT VISIBLE FROM ANY OFF SITE LOCATION DO NOT REQUIRE 311, AND CAN BE SOUGHT OVER-THE-COUNTER WITH THE ADAJACENT NEIGHBROS WRITTEN APPROVAL. SEE ATACHED WRITTEN STATEMENT CLARIFYING THIS

RENOVATION	RAGHAVAN FAMILY 143 CORBETT AVE SAN FRANCISCO, CA 94114	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>PLANNING</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8-3-17</td> <td>PLANNING</td> <td></td> </tr> <tr> <td>2</td> <td>8-3-17</td> <td>CONTRACTOR</td> <td>CONTRACTOR</td> </tr> <tr> <td>3</td> <td>11-28-17</td> <td>REVISION</td> <td>REVISION</td> </tr> </tbody> </table>	NO.	DATE	PLANNING	DESCRIPTION	1	8-3-17	PLANNING		2	8-3-17	CONTRACTOR	CONTRACTOR	3	11-28-17	REVISION	REVISION	FJ SANDOVAL CONSTRUCTION 3524 Montgomery Ave San Bruno, CA 94066 T: 415.324.3172 F: 415.324.3172		SECTIONS - EXISTING LIGHTWELL	SCALE: As Shown A3.2
NO.	DATE	PLANNING	DESCRIPTION																			
1	8-3-17	PLANNING																				
2	8-3-17	CONTRACTOR	CONTRACTOR																			
3	11-28-17	REVISION	REVISION																			

1-23-2018 Approved by: Alfred W. Briggs IV
1-23-2018 Approved by: JAMES H. GREENMAN

LIGHTWELL AGREEMENT

CU9.3

Scale: 3" = 1'-0"

ONE Design

2849 California Street • San Francisco, CA 94115 • 415-828-4412 • info@onedesignsf.com

June 8, 2018

City and County of San Francisco
Department of Building Inspection
1660 Mission Street, 3rd Floor
San Francisco, CA 94103

**Re: Rear Cantilevered Room @ 143 Corbett Avenue
San Francisco, CA
Job number: 1841**



To whom it may concern,

Introduction:

On June 5 2018 we conducted a site visit to examine the rear bay that houses the nook at the rear of the kitchen at 143 Corbett Ave. It is our understanding from the permit history that this bay was originally built as a rectangular shaped bay and was later amended so the shape was changed to a semi octagonal shape and was extended a further 12" approximately. The legality of this bay protrusion is beyond the scope of our services and our review herein is limited to a structural inspection only.

Observations:

1. The roof of the bay forms a roof deck accessible from the rear bedroom. The framing of this deck was in accessible and excluded from the scope of our investigation.
2. The railing at the deck was observed to consist of glazed infill panels supported by stainless steel guardrail posts. It was noted that the guardrail does not extend the code required 42" high above the deck surface. It is our understanding however that the railing has yet to be completed, and will be, by adding a continuous top rail which will increase the rail height to the code prescribed 42". It is unknown if the glazed panels are tempered and meet the requirements of chapter 24 of the 2016 CBC. The original installer or a glazing specialist should be retained to confirm this
3. The framing of the floor of the bay under the sunroom was observed from underneath as the soffit was removed and the framing was visible.
4. The 2X12 joists are supported by a wall mounted ledger that is lag screwed into the wall with 3/8" lags staggered at 9" c.c. this connection appears to be adequate for the gravity loads code prescribes. The joists cantilever over a 4X12 beam at the outer edge. This 4x12 beam is non treated and exposed it is supported in turn by 4x6 Pressure Treated (PT) posts with PC framing clips which are continuous to the foundation. This beam should be either replaced with

wood that is PT or naturally preservative to weather. Alternatively it can be finished with a waterproof finish to protect it from the elements.

5. The bay subfloor is plywood and it is recommended that horizontal HDU5 holdowns be added at each side to provide lateral bracing to the bay which currently lacks lateral support at the rear.
6. The soffit is finished with untreated plywood and appears to lack code required venting. We recommend this be finished with a product that is rated for exterior applications and the soffit vented in accordance with code requirements. Waterproofing recommendations are beyond the scope of this report but it is recommended as part of the waterproofing that a drip edge be installed at the outer edge to inhibit the horizontal migration of water along the underside of the soffit.
7. The lower level deck is balloon framed off the 4x6 posts. It is anticipated that this will be rebuilt in kind as part of the remodel of the lower level unit.
8. A system of knee braces or some other method of laterally bracing the posts is recommended at the lower level.
9. The posts at the foundation are supported on 12" diameter piers. They are connected to the piers with cbsq post bases. The piers and footing for the other post forming the landing of the stairs and the post for the spiral stairs have both been undermined by recent excavation that occurred to lower the grade of the rear yard. It is assumed the piers have lost some of their bearing capacity as well as piers usually derive their capacity from skin friction acting at the sides of the piers. It is recommended that new footings be built to support these posts.

We will be issuing details as to how to implement the repairs we recommend in this report in due course.

Our observations and recommendations are limited to structural elements visible to us on the day of our visit. We make no representation as to elements not visible to us on that day nor do we make any recommendation to issues or items related to waterproofing and finishes.

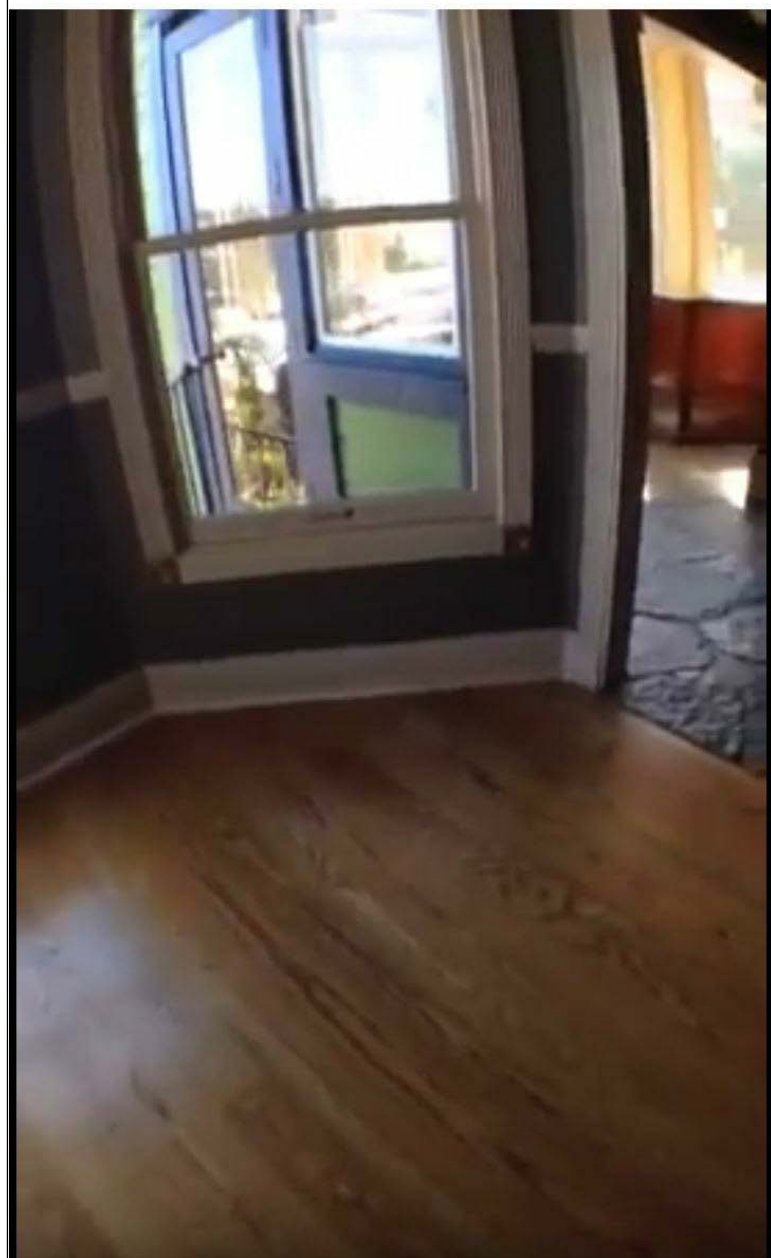
We are happy to answer any questions you may have pertaining to items we have outlined in this report.

Erevan O'Neill P.E.
Lic. No. C75459

LETTER BY THE ENGINEER

CU10.1

Scale: 6" = 1'-0"



THESE PHOTOS TAKEN MAY 22, 2014, EXTRACTED FROM A VIDEO POSTED BY THE REALTOR AT THE TIME OF THE CLOSING BY THE REALTORS SHOW A COMPLETED BREAKFAST NOOK
SEE ~ https://www.youtube.com/watch?v=NAMkLso3slA&feature=em-upload_owner

**PHOTOS OF EXISTING
BREAKFAST NOOK**
CU11.1
Scale: 6" = 1'-0"



VIEW OF THE TOP FLOR REAR BALCONY NOTE THE APPROX. 36" HIGH RAILING AND THE DISCO BALLS HANGING FROM THE ILLEGAL REAR ROOF ANWING THAT WAS REMOVED



VIEW OF EXISTING BREAKFAST NOOK



VIEW OF EXISTING BREAKFAST NOOK



VIEW OF EXISTING BREAKFAST NOOK SEE CU10.5 FOR LARGER VEIV OF SIDE TRIANGLE

THESE IMAGES WERE TAKEN FROM THE MLS WEBSITE:
<https://mlax.rapmls.com/Gallery.aspx?mls=SFAR&listingRid=290204>

PHOTOS OF THE BREKAFAST NOOK - LMS

CU11.2

Scale: 6" = 1'-0"

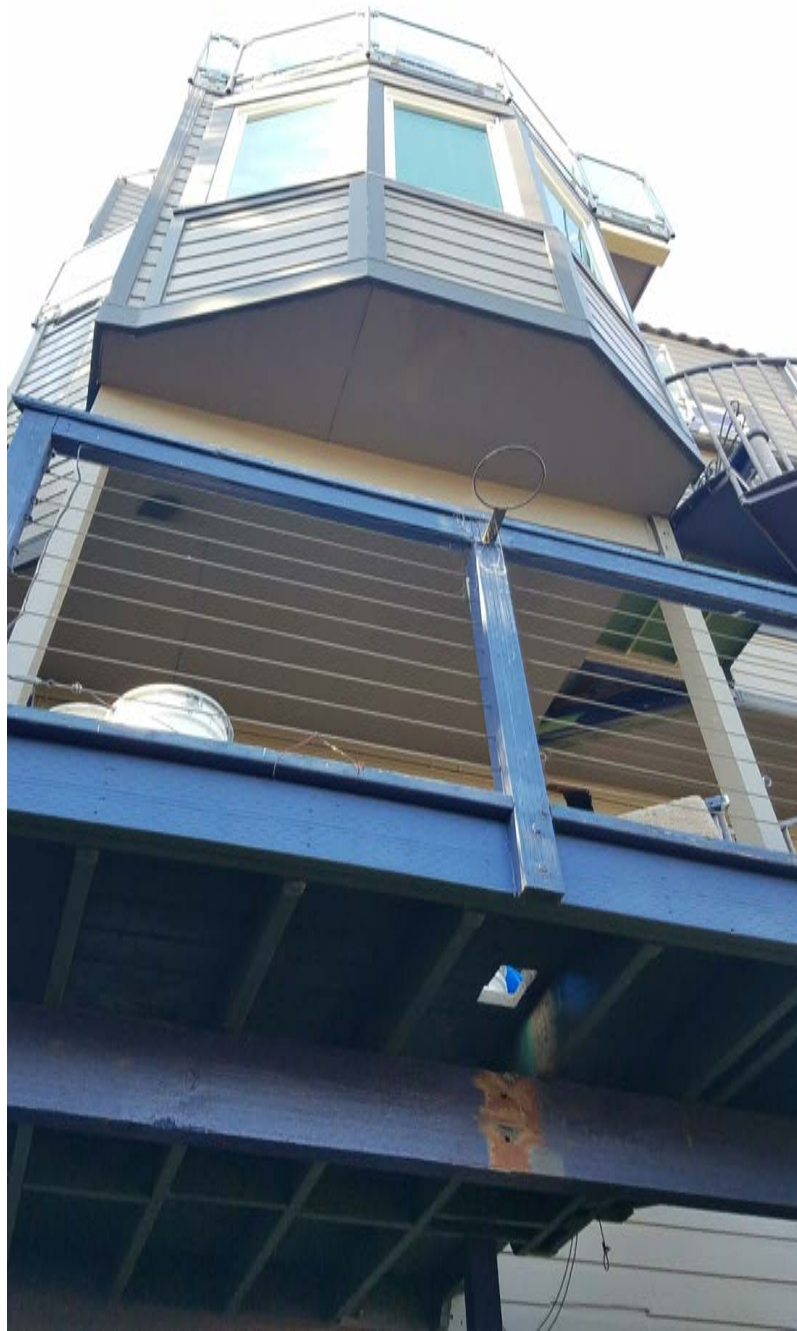


PHOTO OF REAR BREAKFAST NOOK - PROTUSION



PHOTO OF AWKWARD SPLIT DECK



PHOTO OF LIGHTWELL

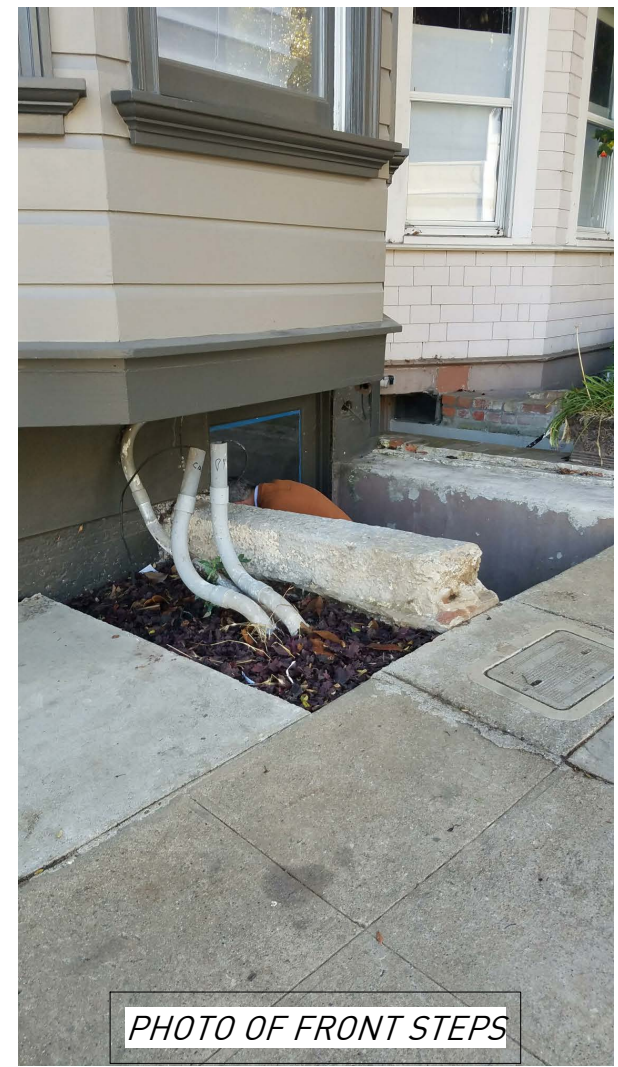


PHOTO OF FRONT STEPS

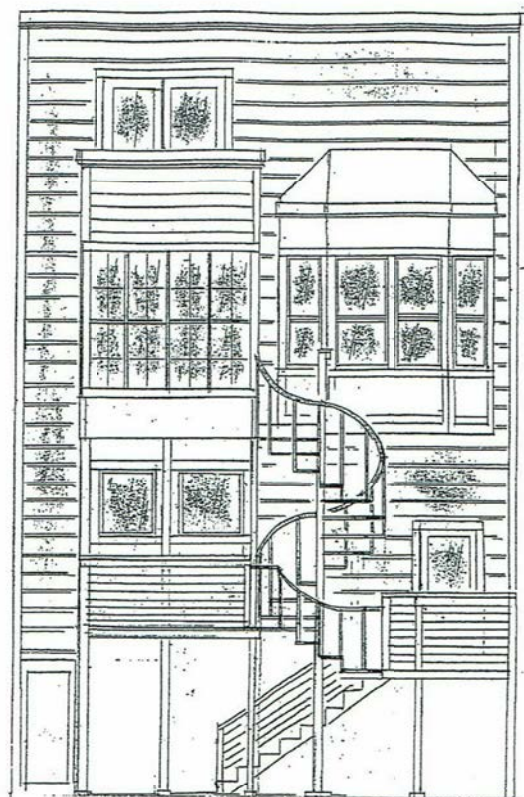
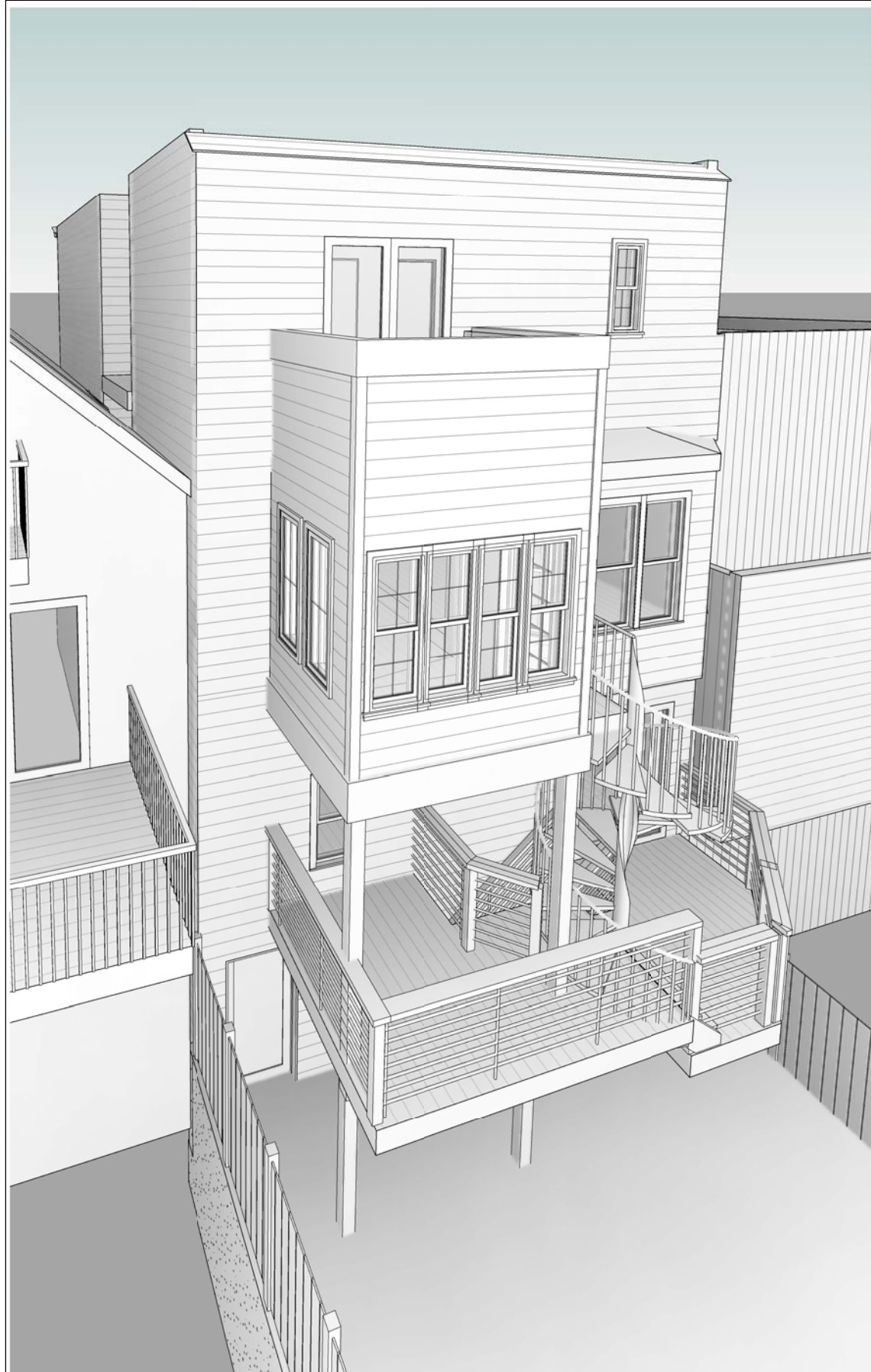
RENOVATION FOR:

RAGHAVAN FAMILY
143 CORBETT AVE
SAN FRANCISCO, CA 94114

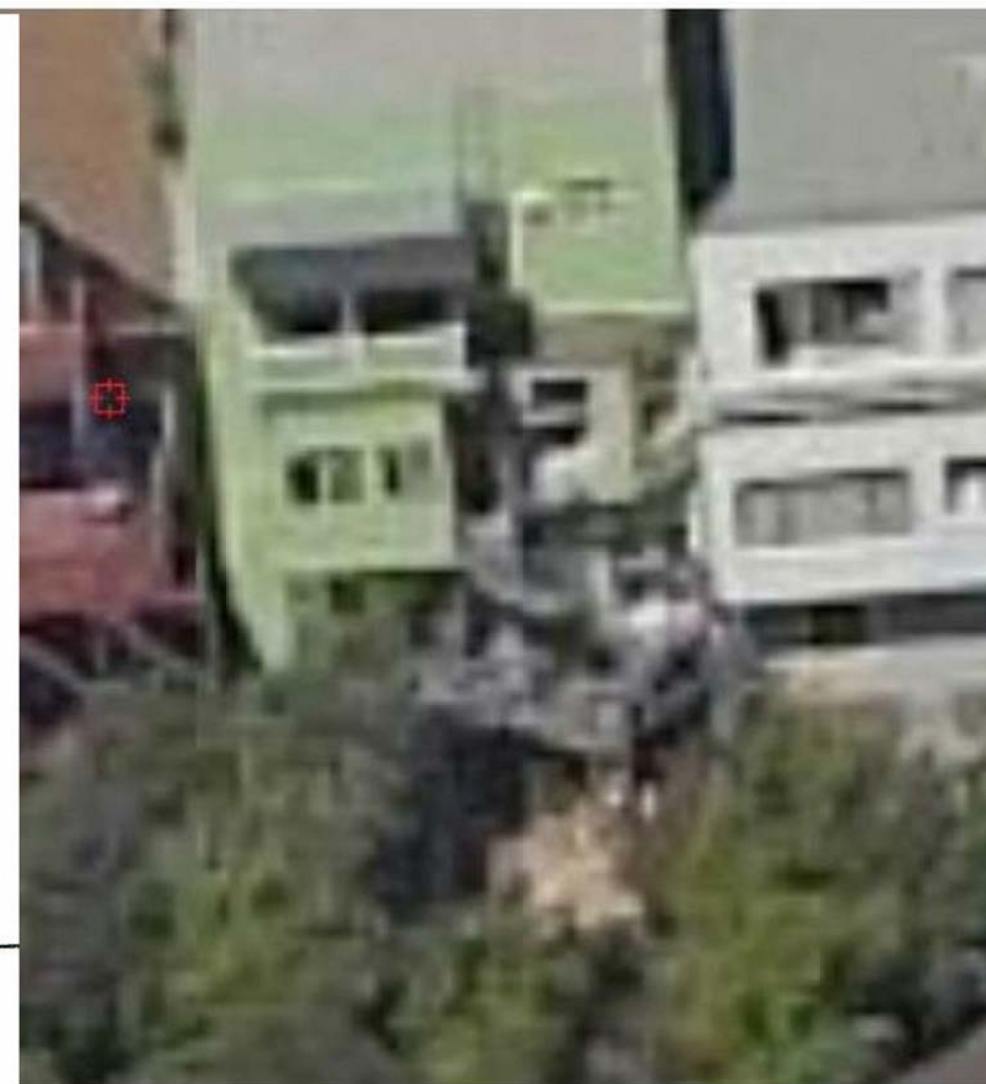
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T: 415.802.7447
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PHOTOS - 143 CORBETT - REAR FACADE

CU11.3
Scale:



REAR ELEV.



THIS SATELLITE PHOTO TAKEN IN 2004, PROVIDED BY SAN FRANCISCO PLANNING DEPARTMENT.

1/2" THREADED RODS w/ WASHER & NUT EMBEDDED IN FOOTING

APPROVED
DEPARTMENT OF BUILDING INSPECTION
OCT 10 2002
FRANK Y. CHIU, DIRECTOR

THIS SIMULATED REPRESENTATION OF THE 2002 PERMIT WAS CREATED TO ILLUSTRATE THE POSSIBLE FORMATION OF THE BREAKFAST NOOK FOR DISCUSSION PURPOSES AT A PLANNING HEARING. IT IS AN APPROXIMATION AS TO THE APPROVED DESIGN IN 2002. THIS IS NOT INTENDED AS A SCHEMATIC DESIGN FOR A RETROGRADE APPLICATION OF THE HISTORY OF THE BUILDING. THE ARCHITECT YIELDS NO LICENSE OR WARRANTY TO ITS USE. IT IS ONLY A VISUALIZATION.

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HISTORIC INTERPOLATION
CU11.4
Scale: 3" = 1'-0"