

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors; BOS Legislation, \(BOS\)](#)
Subject: FW: Rescinding my name on a petition signed in favor of construction project at 143 Corbett (file number 180787)
Date: Tuesday, September 04, 2018 9:17:48 AM

From: Ashley Thompson [mailto:athompsonphotography@gmail.com]
Sent: Wednesday, August 29, 2018 7:00 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Rescinding my name on a petition signed in favor of construction project at 143 Corbett (file number 180787)

My name is Ashley Thompson and I signed a petition that was misrepresented to me by the owners of the home at 143 Corbett Avenue. I rent at 163 Corbett Avenue and it is my understanding that the owner of my building opposes the conditional use authorization that the Planning Commission okayed back in June of this year. Additionally the owners never identified the address for which they were speaking about. As a renter I have been negatively impacted by this on-going construction project and had the owners identified themselves by address I would have certainly never signed this misleading petition.

Thank you so much,
Ashley Thompson

From: [BOS Legislation. \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [BOS Legislation. \(BOS\)](#)
Subject: PUBLIC CORRESPONDENCE: Appeal of Conditional Use Authorization - 143 Corbett Avenue - Appeal Hearing on September 4, 2018
Date: Friday, August 31, 2018 3:34:02 PM
Attachments: [image001.png](#)
[Public Corres 143 Corbett.pdf](#)
[Public Corres 143 Corbett Ave.pdf](#)

Greetings,

Please find attached public correspondences received by the Office of the Clerk of the Board from Stephen Williams of the Law Offices of Stephen M. Williams, regarding the appeal of the Conditional Use Authorization for the proposed project at 143 Corbett Avenue.

Since the agenda packet has already been compiled prior to receiving this document, these public correspondences are provided to you for information and consideration.

If there are any questions or concerns, please do not hesitate to contact our office.

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*



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

August 29, 2018

Re: Neighbors’ Letter Brief in Support of the Appeal by Corbett Heights Neighbors of the Conditional Use Authorization Granted for 143 Corbett Avenue
Hearing Date: September 4, 2018
Time of Hearing: Special Order 3p.m.
Building Addition More Than 3,000 Sq. Ft; Conditional Use Authorization for Intrusions into the Minimum Required Rear Yard—Corbett Heights Large Residence Special Use District (SUD)

President Cohen and Members of the Board of Supervisors:

INTRODUCTION

This office represents Jennifer Creelman and Chip Driggs who live next door (to the west) of the subject site at 145 Corbett Street. We now write in support of the Appeal brought by the Corbett Heights Neighbors (“CHN”) the dedicated neighborhood association that obtained the community support to file an appeal and oppose the granting of the Conditional Use Authorization (CUA) at 143 Corbett Avenue.

All the surrounding neighbors and the Corbett Height Neighbors oppose the granting of a Conditional Use Authorization and variances to the Project Sponsors in this case. Sponsors purchased the historic home four years ago and immediately set about to nearly double its square footage by excavating two new floors of occupancy and expanded the building into the minimum required rear yard---all without notice to neighbors or neighborhood groups and without permits or plans.

Working illegally for more than two years, Sponsors did this by deception and serial permitting and *without* neighborhood notice, *without* proper permits, *without* variances or conditional use authorization, *without* complying with CEQA or the Maher Ordinance, *without* testing the soil or obtaining a geotechnical report on a very steep slope, *without* a shoring plan, *without* an architect or engineer and *without* any conscience or consideration for their neighbors. The neighborhood has been subjected to a non-stop four-year construction project and have had their homes and lives disrupted and put in danger by the Sponsors reckless and dangerous activities. To top it all off, the Sponsors (who are wealthy tech investors from Saratoga) then *sued* their adjacent neighbors in San Francisco Superior Court for the sole purpose of stopping the neighbors from objecting to Planning and DBI about their illegal and dangerous construction activities.

Amazingly, this long history of multiple, dangerous violations, lying and cheating is mentioned only briefly in the packet from the Dept. And even more amazing is that the Project Sponsors go on the attack (again) with the brief submitted by Ms. Dick accusing

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2018 AUG 31 PM 2:40

the neighbors and the president of the local neighborhood association of lying about the project sponsors. The Building and Planning Depts also calls it “illegal” or “unpermitted” work. Are the Depts also lying? The Board must decide who is credible and what really happened. How did the building go from 2 to 4 stories with no proper review, plans or permits? The sole reason this case is before the Board is to retroactively paper-over the years of multiple violations by the Sponsors as they terrorized the neighborhood and refused to comply with the Planning or Building Codes. The sole reason this permit is before the Board is to abate multiple, shocking violations found by DBI and Planning nearly two years ago.

The Sponsors purchased the building in May 2014 and immediately set to completely gut the building *without any* permits and to add two new floors of occupancy (The have added approx. 1500 new square feet) The neighbors filed the first complaint in August 2014, and Sponsors dodged that complaint by lying to DBI and got a permit to, “*repair dry rot on floor and wall of third floor bathroom.*” At that time, there was no third floor, no dry rot and the work was being done on the first floor. For the next two years, every time the neighbors would file a complaint and ask DBI to inspect the Sponsors lied and obtained a new false permit. This went on for two full years. Because of this intentional and continuing deception (and false serial permitting) by the Sponsors it took two years for DBI to act and finally, the first NOV was issued October 24, 2016.

It is without question that the Project Sponsors (and not just their contractors) have intentionally and knowingly violated numerous code provisions and now seek to legalize it by receiving a CUA.

Sponsors did the following with utter impunity and deceit:

1. **Serial Permitting:** Sponsors obtained more than twenty (20) serial permits, *over-the-counter* to avoid Planning and DBI review and to deceive the community and DBI about the scope and extent of the Project despite the need for a CUA, variances, Planning Dept. applications, engineering, CEQA review, Maher compliance etc.;

2. **Illegal Lot Line Excavation:** Sponsors dangerously excavated *two* new floors of occupancy on a steep slope and far below the neighbors’ foundations, *without* engineering/soil testing, *without* notice under the Civil Code or Building Code or approved plans or geotechnical review or a shoring plan---placing the neighbors in grave danger;

3. **Violations of the Special Use District:** By adding *two* new floors of occupancy *without* review or approval the sponsors added over 1500 s. f. of new occupiable space in violation of the Corona Heights Large Residence Special Use District limits of 3000 sq. ft.

4. **Illegal Flooding of Downhill Neighbors:** Completely excavated the rear yard undermining retaining walls and causing serious drainage issues. Sponsors then illegally pumped water directly down the steep slope onto the Market Street neighbors;

5. **Illegal Addition in Required Rear Yard:** Rebuilt to enclose (with walls and windows) second-floor rear deck to create a new occupied room in the required rear yard without permits, notice or a variance and in violation of the SUD.

6. **Not Asking Forgiveness or Permission:** After more than two years of illegal work at the site and a dozen or more false/perjured permits, DBI finally stopped them noting that Sponsors has transformed a 2-floor home into four (4)! Sponsors were then forced to file Planning applications and obtained engineering and Geotech review. Even now, the City has no idea the actual extent of the excavation or square footage expansion. Further, the Sponsors have filed a bizarre letter brief accusing the neighbors and the neighborhood association and the Dept all of “false accusations” of serial permitting. This is a continuance of the arrogant, attack dog posture maintained by the Sponsors and their representatives from the beginning of this difficult journey for the neighbors.

THE PLANNING COMMISSION ELIMINATED TWO OF THE THREE VIOLATIONS INSTALLED BY THE SPONSORS AND THE REST SHOULD BE REMOVED ---THE BOARD SHOULD DENY THE REQUESTED CONDITIONAL USE AUTHORIZATION

At the Planning Commission hearing on June 21, 2018, the Commission made extensive changes to the Project. The Commission ordered the removal of the roof top deck and ordered the removal of the spiral staircase into the rear yard. The Commissioners also specifically chided the Sponsors for the extensive work without permits and for falsifying the project from the very start. All aspects of the project that violate the provisions of the SUD should be eliminated from the site.

Buried deep in the Planning Dept Memo (page 3) is what appears to be a very sympathetic description of the Sponsors’ reckless and illegal actions taken at the property. Former City Attorney Ilene Dick (who was brought in to lend some credence to the Sponsors) spends a large part of her brief arguing that “serial permitting” cannot really be defined and therefore, she reasons, it cannot serve as the basis to deny the proposed CUA. She also argues that the work undertaken at the site was the result of “*dry-rot*” and “*electrical hazards*.” (Letter from Ilene Dick, p.3, last full paragraph). She fails to explain how “dry-rot” and “electrical hazards” required the Sponsors to excavate two new floors of occupancy without permits

As noted in the Planning Dept. Memo (page 3, fifth paragraph), **DBI issued eight (8) violations** for this illegal and dangerous work, issued a Stop Work Order and required a consolidation permit and plans for the dozens of permits taken over-the-counter by the Raghavan’s (only one permit was for “dry rot”). The Planning Dept. has had an enforcement action open on the project for a year and one-half and had to force the Sponsors to (1) conduct environmental review, (2) comply with the Maher Ordinance, (3) apply for a variance, (4) apply for a conditional use authorization and (5) provide plans to show the true extent of the work.

Notice of Violation Was Issued After Two Years of Illegal Work

The neighbors filed several different complaints regarding these illegal activities beginning in August 2014, but the complaints were abated or closed each time because Sponsors would go an obtain a new false permit. (Chronology of Permit Application and Complaints Attached as Exhibit 1) Finally, an inspection by senior DBI officials in October 2016 brought to light the extent of the violations.

On October 24, 2016 the Department of Building Inspection issued Notice of Violation (“NOV”) # 201631352. Exhibit 2. 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 2).

Sponsors bought this property in May 2014 and immediately began work without ANY permits. The 105-year-old house was completely gutted and although the building is perched on the side of a very steep hill, two new floors were excavated from underneath the existing building without required notice under the Civil Code, engineering, permits or plans. The entire lot was re-graded. Retaining walls were undermined and an external deck was enclosed to create a new room. A new roof top deck was added– 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 city records as a two-story, 2,332 sq. ft. building. (Assessors Information Report below).

ASSESSOR'S REPORT:

Address:	143 CORBETT AV
Parcel:	2656060
Assessed Values:	
Land:	\$1,356,006.00
Structure:	\$659,144.00
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:	3
Bathrooms:	3
Basement:	-

THE BUILDING NOW HAS FOUR OCCUPIED FLOORS AND APPROXIMATELY 3,800 SQUARE FEET OF CONDITIONED SPACE. The purpose of the CUA and variance is to paper-over the violations by Sponsors and their contractors.

Sponsors filed dozens of permits under penalty of perjury stating the building is 3-4 stories and submitted plans which state that the existing 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.

The Board now has the chance to correct the dangerous and contemptuous construction strategy employed by Sponsors. The Board should deny the requested “favor” of a CUA. Sponsors should be ordered to return the deck at the rear into an unenclosed exterior deck. This project can never qualify as “necessary and desirable” for the community nor is it possible for Sponsors to show that they are subject to some “extraordinary and exceptional” circumstance beyond their control or a “hardship” that could possibly justify a variance.

PROJECT HISTORY AND STATUS AT SITE

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

After two years of ignoring the community, the City finally acknowledged what the neighbors already knew all along, that there are now two additional occupied floors in the building which are not on City records. DBI in its NOV’s states that the construction dangerously undermined the retaining walls which keep these buildings perched on their hillside locations, and the neighbors’ foundation was endangered.

What is clear is that Sponsors illegally added two floors of occupation, and illegally rebuilt an enclosed external deck. The Board should NOT reward sponsors for lying and cheating and for years of illegal work. The Board should require that Sponsors reverse these illegal alterations to the building and remove any encroachment into the rear yard. Sponsors gave no formal notice of an excavation for two new floors of occupancy. From the beginning Sponsors intentionally concealed the scope of the project, and thereby

avoided the safe, normal, legal building permitting and construction process for properties in San Francisco. Sponsors now want the Board to retroactively endorse the process.

The 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 obtained over-the-counter. All permits were issued without neighborhood notification as is required by Planning Code Section 311. All the permits were sought retroactively for work which was already underway, because of complaints filed by numerous neighbors after unpermitted construction work became obvious.

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 which occurred 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 San Francisco Assessor-Recorder's office lists the subject property as a two (2) story building. (Exhibit 2 and Assessor's Report above)

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

In contrast to the recorded description of the property and all publicly available descriptions of the property, Sponsors' permit applications all list three (3) stories of occupancy plus a basement (four stories).

Sponsors Lied to The Neighbors About the Scope of The Project

In a conversation with the neighbors shortly after purchasing the property in May 2014, Sponsors stated a desire to remodel the Property. Shortly after this conversation the neighbors noticed the noise of construction work at the site and observed substantial construction work occurring on the ground floor of the building including a massive excavation and a large dumpster being filled with soil. There were no publicly posted permits as is required, and the neighbors did not receive written notice of an application for such work. On August 7, 2014, the Department of Building Inspection received Complaint # 201489181 (Exhibit 3), 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 4) 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 proper permits, plans, applications, engineering etc... 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.

Sponsors Continued Working on the First Floor Even Though Their Permit Only Covered Work on the Third Floor

On September 16, 2014 the Department received Complaint # 201494491 (Exhibit 5) reporting work without a permit and work beyond the scope of the permit. The Complaint notes as additional information, “gutted 1st floor, permit is for 3rd floor bath. Earlier complaint abated by inspector who did not visit but assumed permit covered work.” Exhibit 5.

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, the Permits were not on site, because the next day on September 18, 2014, Sponsors applied, over-the-counter, for PA# 2014.0918.6685 (Exhibit 6) 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.

Sponsors Upgraded Other Systems to Match the Illegal Expanded Square Footage

On November 10, 2014, the Department received Complaint #201407451 (Exhibit 7) which reported that the ceiling of the site was 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 7.

On November 25, 2014, Sponsors applied, over-the-counter, for BPA # 2014.1125.2473 (See Exhibit 8) 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 8) 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).

Sponsors Overwhelmed DBI Inspectors with the Sheer Volume of Permits

Complaint # 201542021 was filed on April 22, 2015 (Exhibit 9). 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 every day, that the house was taken “down to the studs” and a new electrical box had been installed.

On April 27, 2015, Sponsors filed, over-the-counter, for BPA# M581527 to receive a permitted street space. On April 28, 2015 case 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 were successful in evading enforcement for their unpermitted work. When confronted with a complaint, the project 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 Illegally Excavating New Floors, Without Permits/Engineering or Shoring, Sponsors Rebuilt an Illegally Enclosed External Deck Without Permits

On July 2, 2015 the Department received Complaint # 201555501 (Exhibit 10), 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 11) 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, so any window framing that occurred before August 10 as reported by the complaint, was done without permit.

Therefore, the record is clear. Just before the 4th of July holiday, Sponsor’s unpermitted work was reported to the DBI. After the weekend on Monday, Sponsors filed for a Permit for the first time which would cover ostensibly the unpermitted work. 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.

The Sponsors’ claim that the deck was enclosed previously is false. The fuzzy exterior photos prove nothing and certainly do not support the contention that the deck was not rebuilt and re-enclosed by the Sponsors. Sponsors again lied about this area and have provided “fuzzy” photos to support the lie.

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

On November 24, 2015 the neighbors filed Complaint # 201580691 (Exhibit 12) 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 13) 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 warned the DBI 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 appears the work was permitted.

After Numerous Complaints for Two Years, The Sponsor’s Dangerous and Unpermitted Excavation Is Discovered

On August 10, 2016, Complaint # 201631352 was received by the DBI. Exhibit 14. 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. Two and one-half months later, on October 24, 2016 the Department issued a Notice of Violation # 201631352 and Stop work Order (See Exhibit 2). 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. ...”

In 3 years and more than 20 permits, Sponsors obscured from the City that they converted a two-story building into a four-story building. They did this without notice, permits or oversight. Without warning anyone, Sponsors excavated the space for the two new floors of occupancy out from underneath the existing building.

The lack of proper notice and permitting is especially important in this instance. Any excavation on a very steep slope 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. Later, it was revealed that the work had not been done with sufficient care and safety, as Notice of Violation #201631352, clearly states: “retaining walls have been undermined.” Exhibit 2. This is of 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 receiving these complaints and opposition, many reasonable property owners would recognize that an untenable situation was developing with their neighbors based on

their own illegal actions and take steps to work out their differences in a conciliatory way. Instead Sponsors hired an attorney who threatened to bring a frivolous lawsuit against the neighbors if they did not abandon their administrative appeals. See Exhibit 15 Munzinger letter. On November 7, 2016 Sponsors filed a lawsuit against their neighbors and attempted to use the lawsuit to have the neighbors stop objecting to the dangerous and illegal work at the site.

The pattern here speaks for itself. At every stage Sponsors have submitted false applications and plans. 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 have requested a flurry of overlapping and vague permits. These permits were all obtained over-the-counter. None of these permits describe the work which is being performed, namely the construction of two additional floors of occupancy, via excavation below grade, and the construction of an additional unit. It would be of no surprise to anyone familiar with the project to learn that upon completion the Raghavans intended 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.

The neighbors desire to have a safe, legally permitted, and code compliant project built next door to their property. Three and one-half years into this Project, the neighbors still have no idea what the full scope of the Project is, and neither does the City and neither does the Sponsor. (See, Exhibit 16)—Email from the current architect to his clients stating that no one knows the full scope of the illegal excavation which occurred at this site.

Planning's Investigation Team Required the Enclosed Deck to be Removed

Planning opened its investigation in this case nearly one and a half years ago on March 13, 2017. Attached hereto as Exhibit 17 is the Notice of Complaint from the Planning Department. Shortly thereafter and following its investigation, the enforcement planner Matt Dito forwarded to the attorneys for the sponsors an email outlining some of the issues at the site. Attached hereto and marked as Exhibit 18 is a true and correct copy of the email from Matthew Dito to Ileen Dick dated March 21, 2017.

In that email, the enforcement planner notes that the deck at the top floor is illegal and that it has never been permitted as are the spiral stairs leading to it. He also notes that the breakfast nook is illegal and has never been permitted and did not appear on any plans until the project sponsors included it on plans in 2014. Finally, he notes the lower-level excavation which was done without permits and which added two new floors of occupancy.

These issues still need to be corrected. As specified in the Planning Staff's memorandum to the Planning Commission the work at the site was unpermitted and it illegal. It also was done in violation of the provisions of the Special Use District. Attached hereto and marked as exhibit 19 is a true and correct copy of the staff memo dated June 21, 2018 to the Planning Commission describing the issues for review and resolution. Staff notes that the work was

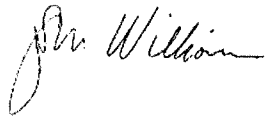
Malia Cohen, President
San Francisco Board of Supervisors

August 29, 2018
143 Corbett Ave.

Conclusion

Sponsors should be required to remove the construction which encloses the back deck and violates the SUD. The enclosed deck was never designed to be incorporated into the structure and was never permitted or received a variance. This expansion of the building envelope was illegally performed and blocks the neighbors air and light. The unpermitted roof top deck and spiral stair were removed by the Planning Commission and now the rest should also be removed. No CUA or variance should be awarded to people who deliberately lie and deceive to avoid the City's permitting process. This is an extreme case that should be dealt with in an extreme manner.

VERY TRULY YOURS,

A handwritten signature in cursive script, appearing to read "Stephen M. Williams".

STEPHEN M. WILLIAMS

You selected:

Address: **143 CORBETT AV** Block/Lot: **2656 / 060**

Please select among the following links, the type of permit for which to view address information:

Electrical Permits Plumbing Permits Building Permits Complaints

(Building permits matching the selected address.)

Permit #	Block	Lot	Street #	Street Name	Unit	Current Stage	Stage Date
201712085904	2656	060	143	CORBETT AV		ISSUED	12/12/2017
M840287	2656	060	143	CORBETT AV		ISSUED	10/05/2017
201708094368	2656	060	143	CORBETT AV		FILED	08/09/2017
201707182269	2656	060	143	CORBETT AV		FILED	07/18/2017
201705166740	2656	060	143	CORBETT AV		FILED	05/16/2017
201611233483	2656	060	143	CORBETT AV		REINSTATED	04/05/2017
201703272431	2656	060	143	CORBETT AV		FILED	03/27/2017
201609167972	2656	060	143	CORBETT AV		COMPLETE	12/23/2016
201511253643	2656	060	143	CORBETT AV		REINSTATED	12/09/2016
201411252473	2656	060	143	CORBETT AV		COMPLETE	11/23/2016
201408113493	2656	060	143	CORBETT AV		COMPLETE	11/23/2016
201409186685	2656	060	143	CORBETT AV		COMPLETE	11/23/2016
201507060719	2656	060	143	CORBETT AV		COMPLETE	09/12/2016
201608195515	2656	060	143	CORBETT AV		COMPLETE	08/30/2016
M717728	2656	060	143	CORBETT AV		ISSUED	08/29/2016
M687747	2656	060	143	CORBETT AV		ISSUED	05/05/2016
201603091590	2656	060	143	CORBETT AV		ISSUED	03/28/2016
M660507	2656	060	143	CORBETT AV		ISSUED	02/02/2016
M654467	2656	060	143	CORBETT AV		ISSUED	01/13/2016
201508275417	2656	060	143	CORBETT AV		ISSUED	11/30/2015
M601647	2656	060	143	CORBETT AV		ISSUED	08/31/2015
201508245070	2656	060	143	CORBETT AV		FILED	08/24/2015
M598967	2656	060	143	CORBETT AV		ISSUED	06/30/2015
M581527	2656	060	143	CORBETT AV		ISSUED	04/27/2015
200208012891	2656	060	143	CORBETT AV		COMPLETE	11/18/2002
200210108753	2656	060	143	CORBETT AV		COMPLETE	11/18/2002
200201106676	2656	060	143	CORBETT AV		EXPIRED	05/10/2002
200011105445	2656	060	143	CORBETT AV		EXPIRED	03/10/2001
8911550	2656	060	143	CORBETT AV		COMPLETE	08/09/1989
8717127	2656	060	143	CORBETT AV		COMPLETE	08/22/1988
8811172	2656	060	143	CORBETT AV		COMPLETE	08/22/1988
8716328	2656	060	143	CORBETT AV		COMPLETE	03/10/1988

Over-the-counter
Permits by Sponsor

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

Technical Support for Online Services

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

Contact SFGov Accessibility Policies
City and County of San Francisco © 2018

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; Guttled 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

March 27, 2017---Twelfth Permit App. 201703272431

FOUNDATION IMPROVEMENTS AT BASEMENT AND UNDERPIN PARTIAL EXTG WEST REAR FOUNDATION.

Cost \$30,000

May 16, 2017----Thirteenth Permit App. 201705166740

1 Family Dwelling to a 2 Family Dwelling.

Sponsors were forced to add a unit to comply with the SUD because they had added square footage exceeding 3,000.

Cost \$80,000

July 18, 2017----Fifteenth Permit App. 201707182269

REMOVE (E) FRENCH DOORES, INSTALL NEW DOORS IN (E) OPENING. AT THE BACK OF BUILDING.

Cost \$4300

August 9, 2017----Sixteenth Permit App. 201708094368

COMPLY WITH NOV #201631352. CONSOLIDATE ALL WORK PERFORMED @ INTERIOR & EXTERIOR. ADD DWELLING UNIT. LEGALIZED REVISED (E) DECK @ UPPER LVL. (N) ROOF DECK & GUARDRAIL. LEGALIZE BUMP OUT @ REAR BREAKFAST NOOK. VARIANCE: BREAKFAST NOOK BUMP OUT, SPIRAL STAIR @ GRADE IN REAR YARD.

Cost \$150,000

Chronology of Complaints and Permit Applications at 143 Corbett Avenue

Sponsors were forced to complete proper Planning Dept applications (CUA, Variances, Maher Ordinance, CEQA etc....) to consolidate the 20+ permits, and to devise plans that show what existed prior to the years of illegal work, what is at the site currently and what is proposed.



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:

	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:(Inspectors's Signature) _____



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

FIRST NOTICE
 SECOND NOTICE
 OTHER:

COMPLAINT NUMBER
 2016 31352

City and County of San Francisco
 1660 Mission St. • San Francisco, CA 94103 2414

ADDRESS **143 Corbett Ave**

DATE **10/24/16**

OCCUPANCY / USE **IB, R-3, Single Family Residence**

BLOCK _____ LOT _____
 STORIES **2.** BASEMENT

CONST. TYPE **IB**

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

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 on 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

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. Also show existing and proposed plans including building investigation fee or other fee will apply. See reverse side for further explanation.

5x 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 # **415-575-6985**

DISTRICT **18**

CC: DCP EID PID BIO HIS CED PRS DAD SFD 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

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

P-2

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: I/B

FIRST NOTICE
 SECOND NOTICE
 OTHER:

COMPLAINT NUMBER
2016 31352

DATE: 10/24/16
BLOCK: _____ LOT: _____
STORIES: _____ BASEMENT
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
- | CODE / SECTION # |
|------------------|
| |
| |
| |
| |
| |

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 be reflective of 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)
 - 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: _____ VALUE OF WORK PERFORMED WITHOUT PERMITS: _____

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 5:00 PM

PHONE #: 415-575-6985

DISTRICT: 18

CC: DCP EID ICD IAD HIS ICD IOD IAD ICD IAD ICD IAD ICD IAD ICD IAD ICD IAD ICD IAD ICD IAD ICD IAD

- Building Inspection Division
3rd Floor, 1660 Mission St. 558-6036
- Housing Inspection Services
3rd 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. 558-6484

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 Caundin

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.

Contact SFGov Accessibility Policies
City and County of San Francisco © 2017



APPROVED
Dept. of Building Insp.

AUG 11 2014

Tom C. Hui

TOM C. HUI, S.E.
DIRECTOR

DEPT. OF BUILDING INSPECTION

COMPLAIN # 201489181

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS 9/E

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

BLDG. 318
FORM 2014-0811-3
APPROVAL NUMBER
OSHA APPROVAL REQUIRED

Table with 4 columns: DATE FILED (8/11/14), PLANS FOR RECEIPT NO., (1) STREET ADDRESS OF JOB (143 CORBET AVE), BLOCK & LOT (2656/2160), PERMIT NO. (1332783), 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 6 columns: (4A) TYPE OF CONSTR. (5B), (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

Table with 6 columns: (4) TYPE OF CONSTR. (5B), (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)

Table with 4 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 4 columns: (14) GENERAL CONTRACTOR (FI SAUNDVAL CO), ADDRESS (1248 DELORS ST), ZIP (94110), PHONE (734-7192), CALIF. LIC. NO. (706303), EXPIRATION DATE (7/29/15)

Table with 4 columns: (15) OWNER - LESSEE (CHOOSE ONE) (RAGINI RAGHAVAN), ADDRESS (143 CORBET AVE), ZIP (94109), PHONE (FOR CONTACT BY DEPT.) (415) 817-3307

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

REPAIR 2 INCH ROT ON FLOOR & WALL OF THIRD FLOOR PATIOPOM
REPLACE PLUMBING FIXTURES. EXISTING LIGHTING &
VENTILATION TO REMAIN.

ADDITIONAL INFORMATION

Table with 4 columns: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT ON 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?

Table with 2 columns: (25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION), ADDRESS, CALIF. CERTIFICATE NO.

Table with 2 columns: (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 wire containing more than 750 volts. See San 388, 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 RETRIBUTION REQUIRED HEREON 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 demolishing, all building 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 THEREOF SHALL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permit(s) by acceptance of the permit, applicant 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 3000 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 from (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 sections here:

- 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:
3. The cost of the work to be done is \$150 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 3000 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 County of San Francisco.

Signature of Applicant or Agent

Date

OFFICE COPY

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. Canton

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED: MA DEPARTMENT OF CITY PLANNING

DATE: _____

REASON: _____

NOTIFIED MR. _____

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED: Timothy Nagata, DBI AUG 11 2014

DATE: _____

REASON: _____

NOTIFIED MR. _____

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

APPROVED: MA CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: _____

REASON: _____

NOTIFIED MR. _____

BUREAU OF ENGINEERING

APPROVED: DEPARTMENT OF PUBLIC HEALTH

DATE: _____

REASON: _____

NOTIFIED MR. _____

REDEVELOPMENT AGENCY

APPROVED: HOUSING INSPECTION DIVISION

DATE: _____

REASON: _____

NOTIFIED MR. _____

HOUSING INSPECTION DIVISION

APPROVED: _____

DATE: _____

REASON: _____

NOTIFIED MR. _____

HOUSING INSPECTION DIVISION

APPROVED: _____

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

08/11/2014 10:18 FAX
ORIGINAL COPY

EJ SANDOVAL CO.
DEPARTMENT OF BUILDINGS
143 DOLORES ST # 5
San Francisco, CA 94110
415-734-7172
Fax: 415-662-0620
CASL # 705303

August 11, 2014

Re: 143 Corbett Ave.
San Francisco, Ca

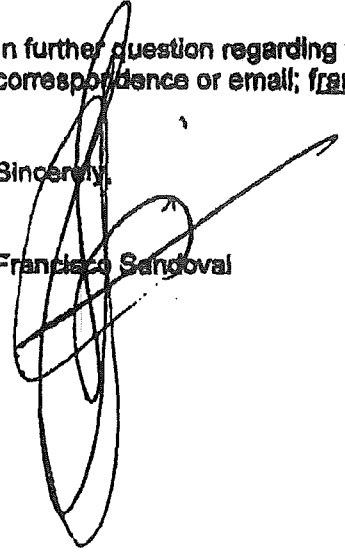
To whom it may concern:

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.

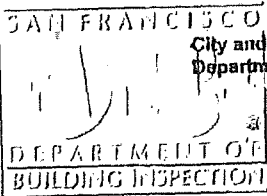
In further question regarding this matter can be sent to myself through letter correspondence or email; francisco@eisandoval.com

Sincerely,

Francisco Sandoval



OFFICIAL COPY



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 ~~ANTONIA~~ CORPBTI 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 form 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)
 - Engineer (D)
 - Contractor (E)
 - Permit Consultant/Expediter (G)
 - Other _____ (H)
 - The lessee (C)
 - Attorney (F)

Print Applicant Name Francisco Sampson
Sign Name _____

B. Owner Information

Name PACINI RACHAWAN
Phone (408) 969-3907
Address 143 CORPBTI AVE
S.F. CA 94115
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 Francisco Sampson
Phone _____
Firm Name F. Sampson & Co.
License # 728209
Expiration Date 2/28/15
Firm Address 1348-70005 St #5
S.F. CA 94112
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 _____
Phone _____
Address _____
City _____ State _____ Zip _____

Please describe your relationship with the owner.

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.

OFFICIAL COPY



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 201409181645 APPROVAL NUMBER OSHA APPROVAL REQ'D

20149491(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 94

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 permit details: DATE FILED 9/18/14, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB 143 CORBETT AVENUE, BLOCK & LOT 2656/260, PERMIT NO. 1336365, ISSUED 9/18/14, (2A) ESTIMATED COST OF JOB \$25,000, (2B) PERMISED COST \$25,000, DATE 9.18.14

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

IMPORTANT NOTICES: No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... ANY VIOLATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

NOTICE TO APPLICANT: BOLD HAZARDOUS CLAUSE. The permittee(s) 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...

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.


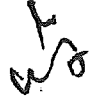

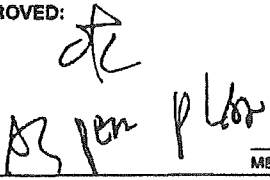






I hereby affirm under penalty of perjury one of the following declarations: 1. I have and will maintain a certificate of consent to self-insure for worker's compensation... 2. I have and will maintain worker's compensation insurance...

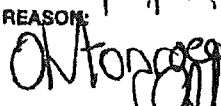
OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED:  Nelson Lau, DBI SEP 18 2014 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.
<input type="checkbox"/>	APPROVED:  DEPARTMENT OF CITY PLANNING
<input type="checkbox"/>	APPROVED:  BUREAU OF FIRE PREVENTION & PUBLIC SAFETY
<input checked="" type="checkbox"/>	APPROVED:  Jeff Lai, DBI SEP 18 2014 MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION
<input type="checkbox"/>	APPROVED:  CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION
<input type="checkbox"/>	APPROVED:  BUREAU OF ENGINEERING
<input type="checkbox"/>	APPROVED:  DEPARTMENT OF PUBLIC HEALTH
<input checked="" type="checkbox"/>	APPROVED: SFPUC  Ajay Kumar SFPUC REDEVELOPMENT AGENCY 
<input type="checkbox"/>	APPROVED:  HOUSING INSPECTION DIVISION

DATE: <u>9/18/14</u> 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.

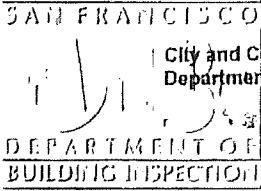
HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

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. Hul, S.E., C.B.O., Director

PERMIT APPLICANT AND AUTHORIZED AGENT
DISCLOSURE AND CERTIFICATION

Date: 9/18/14

New

Amended

Permit Application No. 2014.0918.1685 Job Address: 143 COPPETT 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 form 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 documents 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 SOLIMANO
Sign Name [Signature]

B. Owner Information

Name BAGHAUER RAVI
Phone _____
Address 143 COPPETT 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 FI SANDOVAL CO.
Phone 415.794.7172
Firm Name FRANK RICO SANDOVAL
License # 305303
Expiration Date 9/15
Firm Address 1348 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 SOLIMANO
Phone 415.794.5240
Address 3200 21ST ST. #101
SF CA 94110
City State Zip

Please describe your relationship with the owner.

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: 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.

APPROVED
 Dept. of Building Insp.

NOV 25 2014

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

APPROVED FOR ISSUANCE

NOV 25 2014

BLDG. 818
 FORM

APPLICATION NUMBER
 2014-11-25-

OSHA APPROVAL REC'D
 APPROVAL NUMBER
 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
 DEPT. OF 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.

DATE FILED 11/20/14	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 143 CORBETT AVE	BLOCK & LOT 2656 / 060
PERMIT NO. 1342743	ISSUED 11/25/14	(2A) ESTIMATED COST OF JOB \$1,000	(2B) REVISED COST \$1,000 BY: TH DATE: 11/20/14

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. 5N	(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. 5N	(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 HIGHWAY 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
FJ SANDOVAL CO. ADDRESS: DELORS ST. ZIP: 94110 PHONE: 415 734-9192 CALIF. LIC. NO.: 7053303 EXPIRATION DATE: 2/28/15

(15) OWNER - LESSEE (CROSS OUT ONE)
RAJINE RAJHANI 143 CORBETT AVE 94115 STRCP PHONE (FOR CONTACT BY DEPT.): (415) 724-5240

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
 OPEN WALLS IN VARIOUS LOCATIONS ON FIRST, SECOND & THIRD FLOORS TO INSTALL ELECTRICAL (REPLACEMENT) CABLES RELATED TO ELECTRICAL PERMIT #E201409243026. (NO FRAMING WORK UNDER THIS PERMIT) REPAIR W/ 5/8" TPB X W/ 2" COOLER NAILS AT 4" O.C. OR EQUIVALENT SCREWS

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL WEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW WEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR ROOF EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA
(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. LOT (IF YES, SHOW ON PLOT PLAN)	(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: N/A CALIF. CERTIFICATE NO.: N/A

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

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 wire containing more than 750 volts. See Sec 305, California Power 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 VIOLATION 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, WHATEVER.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORKING 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 kinds of 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 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 contract or each-trade 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 \$200 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 herewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

I certify to 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 Building Permit Bureau.

Signature of Applicant or Agent: *[Signature]* Date: 11/25/14

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: DEPARTMENT OF BUILDING INSPECTION

APPROVED: GYP. BOARD RESTORATION AFTER WORK SHALL COMPLY WITH SFBc SEC. 3909.7.1

CHECKED NOV 20 2014

[Signature] BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: REASON:

NOTIFIED MR.

APPROVED: THOMAS LE [Signature] 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.

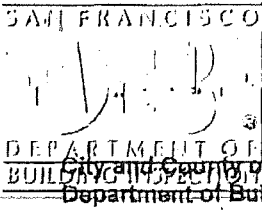
HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

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. _____

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. Campbell 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

COMPLAINT DATA SHEET**Complaint Number:** 201542021Owner/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

BID

Division:

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 InformationOnline Permit and Complaint Tracking home page.**Technical Support for Online Services**

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

Contact SFGov Accessibility Policies
City and County of San Francisco © 2017

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

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.

Contact SFGov Accessibility Policies
City and County of San Francisco © 2017

OFFICIAL COPY



APPROVED Dept. of Building Insp.

APPROVED FOR ISSUANCE

BLDG. FORM 318

APPLICATION NUMBER 20150706574

OSHA APPROVAL REQUIRED

JUL 06 2015

Tom C. Hui

TOM C. HUI, S.F.

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

DEPT. 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

Table with 4 columns: DATE FILED, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, BLOCK & LOT. Includes handwritten values for date (JUL 06 2015), address (143 CORPETT AVENUE), and lot (2656/2160).

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING and LEGAL DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. Includes fields for type of construction, number of stories, present use, and proposed use. Handwritten entries include 'SINGLE FAMILY' and '27'.

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

ADDITIONAL INFORMATION

Table with 4 columns for additional information questions (17-24) regarding height, area, and other building details. Includes handwritten 'N/A' and 'M/P'.

IMPORTANT NOTICES and NOTICE TO APPLICANT

Important notices and notice to applicant sections containing legal disclaimers, labor code references, and contractor/owner responsibilities.

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 and date of applicant/agent: [Signature] 7/6/15

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: DEPARTMENT OF BUILDING INSPECTION

APPROVED:

REPLACE 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. Hul, 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

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.

Contact SFGov Accessibility Policies
City and County of San Francisco © 2017

OFFICIAL COPY



BUILDING ENLARGEMENT DESCRIPTION
[] VERTICAL
[] HORIZONTAL

APPROVED
Dept. of Building Insp.

AUG 31 2016

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

DIRECTOR

DEPT. 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.

BID 201500691

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 [] OTHER AGENCIES REVIEW REQUIRED

FORM 8 [x] OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DCP
FEE
DO NOT WRITE ABOVE THIS LINE

BLDG. FORM 318
AUG 31 2016
APPROVED FOR ISSUANCE
APPLICATION NUMBER 2015-11-25-3643
OSHA APPROVAL REQ'D []
APPROVAL NUMBER

Table with 4 columns: PERMIT NO., FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, BLOCK & LOT, (2A) ESTIMATED COST OF JOB, (2B) REVISED COST.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with 6 columns: (4A) TYPE OF CONSTR., (5A) NO. OF STORIES OF OCCUPANCY, (6A) NO. OF BASEMENTS AND CELLARS, (7A) PRESENT USE, (8A) OCCUP. CLASS, (9A) NO. OF DWELLING UNITS.

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with 6 columns: (4) TYPE OF CONSTR., (5) NO. OF STORIES OF OCCUPANCY, (6) NO. OF BASEMENTS AND CELLARS, (7) PROPOSED USE (LEGAL USE), (8) OCCUP. CLASS, (9) NO. OF DWELLING UNITS.

Table with 4 columns: (10) IS AUTO RAMPWAY 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 4 columns: (14) GENERAL CONTRACTOR, ADDRESS, ZIP, PHONE, CALIF. LIC. NO., EXPIRATION DATE.

Table with 4 columns: (15) OWNER - LESSEE (CHECK ONE), 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)

INFILL LIGHT WELL ON SOUTHWEST SIDE OF THE HOUSE

ADDITIONAL INFORMATION

Table with 4 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 PORCH, EXTENSION TO BUILDING?, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA, SQ. FT., (21) WILL SIDEWALK OPEN SUB-IRREGULAR SPACE BE REPAIRED OR ALTERED?, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?, (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLAT 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. See San Francisco Building Code and San Francisco Planning Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6'6" to any walls containing more than 128 volts. See San Francisco Building Code, 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 applications 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 HEREON 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) (23) OR (24).

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

In drawings, all branching conductors 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, agrees(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 have and will maintain a certificate of contract to maintain the 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 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

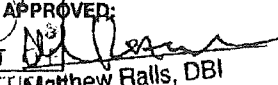
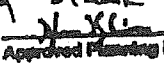


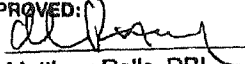




OFFICE COPY

AUG 31 2016

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: DEPARTMENT BUILDING INSPECTOR	APPROVED:  Matthew Ralls, DBI AUG 31 2016
<input type="checkbox"/>	APPROVED: lightwell infill (on bottom 2 levels only) against neighboring blank well  Approved Planning Dept. Matt Kline 11/25/15
<input type="checkbox"/>	APPROVED: 
<input type="checkbox"/>	APPROVED: 
<input type="checkbox"/>	APPROVED:  Matthew Ralls, DBI AUG 31 2016
<input type="checkbox"/>	APPROVED: 
<input type="checkbox"/>	APPROVED: 
<input type="checkbox"/>	APPROVED: 
<input type="checkbox"/>	APPROVED: 

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DEPARTMENT OF CITY PLANNING

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC HEALTH

REDEVELOPMENT AGENCY

HOUSING INSPECTION DIVISION

DATE: 11/25/15
 REASON: S.I.P. - G.M.
 OK TO PROCESS

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

SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER SFBC CHAPTER 17

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 2/28/2017

Contractor

FRANCISCO SANDOZ
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, Mari-173 Corbett Av-SF CA 94114

ADDRESS: 173 Corbett Ave # OF NOTIFICATIONS: 6

BLOCK: 2656 ADDRESS ON APPLICATION (PLANS)

LOT: 060 VERIFIED BY: DFF
Initials

APPLICATIONS 2015-11-25-3643

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: _____



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 --
CONTACT NAME
CONTACT PHONE --

RECEIVED BY: Adora Canotal **DIVISION:** PID
COMPLAINT SOURCE: 311 INTERNET REFERRAL

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
------	-------------	----	---------

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 resresearch to determn 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>
NOV (HIS)	NOV (BID)		
	24-OCT-16		



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@stevewilliamsflaw.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 & Olier*, 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 cursive script, appearing to read "Richard F. Munzinger".

Richard F. Munzinger

RFM:sft
Enclosures

10294.001\7822176 v3

From: [Mark Cruz](#)
To: [Rajan Raghavan](#); [ragini raghavan](#)
Cc: [Ravi Raghavan](#); [Erevan O'Neill](#)
Subject: 143 Corbett : Synopsis of Call with Jeff Horn Today
Date: Thursday, May 31, 2018 12:16:51 PM
Attachments: [143 Corbett - Opposition Letter - May 20th 2018.pdf](#)
[Email from Jennifer and Steve Williams - 4-30-18.pdf](#)

Rajan, Ragini, Ravi

I just had a discussion with Jeff Horn. Here is a synopsis of what transpired.

- Attached are two recent emails from Steve/Jennifer and the Corona Heights District emails.
- They are partially attacking the Planning Department for potentially allowing the rear Breakfast nook to remain, as a violation of the SUD and Planning Code. I had always assumed the *small angled protrusion* may need to be removed, but I never thought the whole breakfast nook would be challenged like this. The newly formed Corna Heights SUD is being cited by Steve Williams, even though it did not exist until this year. His timeline seems to argue we never had a nook but rather an enclosed "deck". We will need to show those "histories" from Google Earth. It seems the motive of Jennifer and Chip is that they want to "enclosed a rear deck" also.
- Steve is bringing up the structural integrity of the rear deck and nook into this discussion, but I mentioned that we have always had every intention of upgrading the entire building to current seismic code. This is why we hired Erevan O'Neil. Steve's argument may be that the Nook had irregular framing and need to be removed. We always wanted to reframe the deck and supports to current code, we just never had the chance.
- The over-excavation on the lower unit (design/build by Francisco) is not really the issue because we have a Geotechnical Report and Categorical Exemption from CEQA. The commision may discuss it, but it has been done and inspected by DBI. We only excavated to provide a proper ceiling height for our unit, that we are allowed by the RH-2 district.
- Some of my square footage numbers are being scrutinized regarding "existing" and "new". I plan to review this and revise the drawings to show the full scope. I had trouble tracking Francisco's areas of work in the basement, so I myself am confused on what is really classified as new and existing down there.
- There is a chance the Roof Deck could be asked to be removed from the application by the commision. They have been denying these kinds of roof decks lately. We are still allowed to provide the interior stair to the roof, but they may question our need for "open space" as they call it. We can still provide a platform for cleaning our solar panels. So if it comes up, we will remove the "deck" form the application. We will not mention it.
-
- I am mounting a poster on the front of the House tomorrow announcing the meeting, being held on June 21st. Will anyone be home?
- I am meeting Jeff Horn on site @ Corbett St sometime on Tuesday or Wednesday, once he confirms a time.

I think this describes why the process is "discretionary." The versions of project history being brought up have all these implications that have to review by the commission. Please call me anytime today after, when you like to discuss this

further.

--

Mark Cruz RA
CRUZ A+D
415 892 7447



SAN FRANCISCO PLANNING DEPARTMENT

NOTICE OF COMPLAINT

March 13, 2017

Property Owner

Raghaven Ravi
143 Corbett Ave
San Francisco, CA 94114

Site Address: 143 Corbett Ave
Block/Lot: 2656/ 060
Zoning District: RH-2, Residential- House, Two Family
Complaint Number: 2017-003011ENF
Staff Contact: Matthew Dito, (415) 575-9164, matthew.dito@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

You are receiving this courtesy notice because the Planning Department has received a complaint alleging that one or more violations of the Planning Code exist on the above-referenced property. As the property owner you are a responsible party.

The Planning Department requires compliance with the Planning Code in the development and use of land and structures. Any new building permits or other applications are not issued until a violation is corrected. Penalties may also be assessed for verified violations. Therefore, your prompt action to resolve the complaint is important.

Please contact the staff planner shown above for information on the alleged violation and assistance on how to resolve the complaint.

From: Dito, Matthew (CPC)
Sent: Tuesday, March 21, 2017 5:37 PM
To: Ilene Dick
Cc: 'Rajan Raghavan'; francisco@fjsandoval.com; 'Mark Cruz'
Subject: 143 Corbett Avenue

Hi Ilene,

After reviewing the permit history at 143 Corbett Avenue and discussing with DBI, it appears there are four major issues that need to be corrected. They are outlined below.

1. **Deck at the top floor:** the deck at the top floor of the property was never added with a Building Permit. In 2002 (2002.1010.8753), existing plans were submitted to do repair work on the spiral stairs, and no deck existed at the top floor. It was only with the submittal of a permit in 2014 (201409186685) that a deck was shown as existing.
2. **Breakfast nook:** similarly, the 2002 permit does not show the breakfast nook in its current configuration. In 2002 it had a straight wall, not bay windows as it does not, and a deck existed. It was only with the submittal of the 2014 permit (201409186685) where the nook was shown as it exists today, with no deck.
3. **Upper basement level addition of storage area:** the storage area at the front of the property on the upper basement level appears to have been added without a permit. The aforementioned 2002 permit does not show a storage area, but is shown in the 2014 permits.
4. **Addition of the entire lower basement level:** the entire lower basement level appears to have been excavated and created without benefit of a Building Permit.

In order to move forward, a building permit application will have to be submitted showing three things: 1) the *legal* configuration of the property (prior to any unpermitted additions), 2) the as-built condition of the property, and 3) the proposed final layout.

Additionally, due to the excavation work, it is possible that an Environmental Evaluation will be required. One thing to note, the addition of the deck at the top floor and bay windows on the breakfast nook may require a Variance if not within the buildable area of the lot. I also want to clarify that I do understand that most, if not all, of these issues may have been created by the previous owner and passed on to Mr. Raghavan. Unfortunately, as the current property owner, he is the responsible party at this time.

If you wish to set up a time to meet and review the plans I have, I am available most of next week. This week is a little crowded.

Matt Dito

Planner | Code Enforcement

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

Tel.: 415-575-9164 | Fax: 415-558-6409

- 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

Executive Summary Conditional Use

HEARING DATE: JUNE 21, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

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.

City and County of
SAN FRANCISCO



Board of Supervisors

143 Corbett Avenue
CU Appeal
Sept. 4th, 3pm
file no. 180787

Driggs/Creelman Request:

- Approve all CU findings including adding of 2nd Unit, with one condition:

Condition: Return rear yard 3 story deck to last permitted exterior configuration

- 1988 was last publicly documented permit for “existing deck”
 - See 1991 photo of exterior, rectangular, 2 level deck

Rationale - The rebuilt 3 level deck structure was built unpermitted and never approved plans

- There is simply no permit or approved plans/variance for 3 story enclosed deck
- CU Application and Planning incorrectly presented decks as legalized at CU Hearing
- The CHLR SUD was created specifically to limit rear-yard encroachments just like this

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2018 AUG 31 PM 2:41

Hi Jennifer,

Thank you for the email and photos. I understand your concern and how frustrating this must be for you.

At this point in time, it has been made clear to the property owners, after extensive review of the permit history to determine what is legal and what is not, that a building permit is required for ALL work. All work will be included on a single permit, so that this practice of serial permitting in an attempt to confuse/hide the true nature of the work can stop.

Below is a list that I previously gave to the owner and his team on what we need to see in the permit.

1. **Deck at the top floor:** the deck at the top floor of the property was never added with a Building Permit. In 2002 (2002.1010.8753), existing plans were submitted to do repair work on the spiral stairs, and no deck existed at the top floor. It was only with the submittal of a permit in 2014 (201409186685) that a deck was shown as existing.
2. **Breakfast nook:** similarly, the 2002 permit does not show the breakfast nook in its current configuration. In 2002 it had a straight wall, not bay windows as it does not, and a deck existed. It was only with the submittal of the 2014 permit (201409186685) where the nook was shown as it exists today, with no deck.
3. **Upper basement level addition of storage area:** the storage area at the front of the property on the upper basement level appears to have been added without a permit. The aforementioned 2002 permit does not show a storage area, but is shown in the 2014 permits.
4. **Addition of the entire lower basement level:** the entire lower basement level appears to have been excavated and created without benefit of a Building Permit.

My understanding is that the building permit should be submitted sometime this week, or early next. In the meantime, no work should be occurring on site, except for foundation work to correct things they have done without permit. I advise you to contact Joe Duffy ASAP if you witness anything out of the ordinary.

Once the permit is submitted, we will conduct a thorough review to make sure it's accurately portraying the existing conditions (and legal conditions) of the property, and what is proposed. After that, we will put it through our design guidelines to ensure it is compatible with the neighborhood. Often times projects become small or similar in context to their neighbors. This includes ensuring that certain features are not right up against the property line. Time will tell what changes come from this.

Once we are comfortable with the project, we then will send it out to notice, wherein you will have an opportunity to review and appeal, if you wish. I can assure you that you will have a chance to say your piece before this is done.

Let me know if you have any follow up questions.

Matt

Matt Dito

Planner | Code Enforcement

San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Tel.: 415-575-9164 | Fax: 415-558-6409

[San Francisco Property Information Map](#)

From: Dito, Matthew (CPC)
Sent: Tuesday, March 21, 2017 5:37 PM
To: Ilene Dick
Cc: 'Rajan Raghavan'; francisco@fjsandoval.com; 'Mark Cruz'
Subject: 143 Corbett Avenue

Hi Ilene

After reviewing the permit history at 143 Corbett Avenue and discussing with DBI, it appears there are four major issues that need to be corrected. They are outlined below.

1. **Deck at the top floor:** the deck at the top floor of the property was never added with a Building Permit. In 2002 (2002.1010.8753) existing plans were submitted to do repair work on the spiral stairs, and no deck existed at the top floor. It was only with the submittal of a permit in 2014 (201409186685) that a deck was shown as existing.
2. **Breakfast nook** similarly, the 2002 permit does not show the breakfast nook in its current configuration. In 2002 it had a straight wall, not bay windows as it does not, and a deck existed. It was only with the submittal of the 2014 permit (201409186685) where the nook was shown as it exists today, with no deck.
3. **Upper basement level addition of storage area:** the storage area at the front of the property on the upper basement level appears to have been added without a permit. The aforementioned 2002 permit does not show a storage area but is shown in the 2014 permits.
4. **Addition of the entire lower basement level.** the entire lower basement level appears to have been excavated and created without benefit of a Building Permit.

In order to move forward, a building permit application will have to be submitted showing three things: 1) the *legal* configuration of the property (prior to any unpermitted additions), 2) the as-built condition of the property, and 3) the proposed final layout.

Additionally, due to the excavation work, it is possible that an Environmental Evaluation will be required. One thing to note, the addition of the deck at the top floor and bay windows on the breakfast nook may require a Variance if not within the buildable area of the lot. I also want to clarify that I do understand that most, if not all, of these issues may have been created by the previous owner and passed on to Mr. Raghavan. Unfortunately, as the current property owner, he is the responsible party at this time.

If you wish to set up a time to meet and review the plans I have, I am available most of next week. This week is a little crowded.

Matt Dito

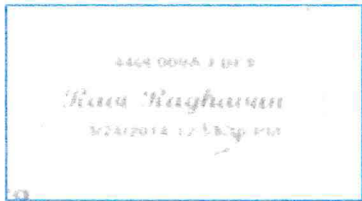
Planner | Code Enforcement
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Tel: 415-575-9164 | Fax: 415-558-6409

[San Francisco Property Information Map](#)

143 Corbett Permit History - Sponsor/Owner researched permits *Prior to Purchase*

- History shows: NO permits for Horizontal additions, NO 3 story deck, No enclosure of deck, NO lot line extension
- 1998 Permit clearly covers existing deck ONLY - Inspector specifically noted "no new deck" allowed
- Permit #200210108753 is incorrectly being positioned as legalizing a 3 story enclosed deck

Sponsor request on 3/24/14



Address of Building 143 CORBETT ST Other Addresses

(A) Present authorized occupancy of use: ONE FAMILY DWELLING

(B) Is this building classified as a residential condominium? Yes No X

(C) Does this building contain any Residential Home Care Rooms as defined in Chapter 41.51? (Indicate Zoning District in which located - RT1) () Building Code Occupancy Class

(D) Do Records of the Planning Department reveal an expiration date for any non-conforming use of the building? (If Yes, what date?) The zoning for this property may have changed. Call Planning Department

(E) Building's construction Date (Completed Date) 1912

(F) Original occupancy of use: ONE FAMILY DWELLING

(G) Construction, conversion, or alteration permits issued: (If any)

Application #	Permit #	Issue Date	Type of Work Done
82219	82219	Oct 28, 1912	INSTALL CEMENT FLOOR
200061	872	Jan 04, 1932	ADD REFRIGERANT TUBE SET
200063	1302	Aug 10, 1932	CONVERT PORCH INTO REAR PORCH DWELLING
101981	95482	Jan 12, 1983	INSTALL NEW DOORS AND WINDOWS REAR PORCH
104267	97544	Mar 23, 1983	INSTALL WALLS AND FLOOR FINISH FOR REAR PORCH BUILDING OF FIRE RESISTANT MATERIAL, GYPSUM INSULATION, LAMINATE FLOORS AND STEPS
871632	13941	Nov 13, 1984	INSTALL REFRIGERATOR REPAIR WINDOWS AND REFRIGERATOR
871632	17947	Nov 13, 1984	REPAIR REFRIGERATOR
871717	180292	Dec 02, 1987	REMOVE FINISH FLOOR IN BATHROOM REINSTALL REAR PORCH FLOOR
880140	186181	Apr 06, 1988	REMOVE EXTERIOR PORCH FLOOR REMOVE ONE BATH KITCHEN & LAUNDRY ROOM REMOVE WALL AND ADD NEW ONE REPAIR INSIDE AND OUT & REFRIGERATOR SECOND FLOOR REMOVE ONE BATH CHANGE ALL LIGHT TO BATH REFRIGERATOR WALL IN BEDROOMS AND INSIDE NEW FRAMING NEW WALL
871642	28883	Apr 17, 1988	REPAIR EXISTING DECK, GRILL
881177	291197	Aug 04, 1988	REPAIR FLOOR IN BATHROOM
8911590	317527	Apr 30, 1989	REPLACE CONCRETE SLAB ON FLOOR BELOW STREET LEVEL FRONT OF PORCH
200210108753	936212	Nov 10, 2002	REPAIR REAR PORCH STAIRS PERMIT # 2000706
200201108753	278865	Nov 19, 2002	REPLACE APPLE (WITH 200210108753)

Application # Permit # Issue Date

080000001 971435 Aug 09, 2002

100210001 879735 Oct 18, 2002

(A) Does this building contain any Residential Home Care Rooms as defined in Chapter 41.51? (Indicate Zoning District in which located - RT1) () Building Code Occupancy Class

(B) Does this property currently include a use of previously not declared?

(C) Number of residential structures on property: 1

(D) A Has an energy inspection been completed? Yes No X (E) If yes, has a report of compliance been issued? Yes No X

Inspected on: 04/MAR/2014

Inspected by: 04/MAR/2014

(A) ADDRESS: 143 CORBETT ST

(B) ADDRESS: 143 CORBETT ST

Permit # 201402127942

Patty Herbert, Manager, Records Management Division

Case # 123

Case Review

Acting Chief Financial Officer

Records Management Division
1660 Mission Street San Francisco CA 94103
Office (415) 558 6080 FAX (415) 558 6402 www.sfdbo.org

143 Corbett Deck Permit / Planning History (see corresponding slides)

<1988 No history of permits or variance approval for 3 story deck, enclosed nooks, or property line extensions

- Variances Required for rear yard encroachment in our small Corbett Avenue lots
- Neighbors at 145 Corbett have permit and approved variance legalizing 3 story deck (public record)

1988 first known permit for "existing deck" at 143 Corbett – Permit for "Repair Existing Deck"

- Permit Specifically notes "Delete new deck from scope of work"
- 1988 DBI written position on the last known permit: there is to be no "New Deck"

1991 Picture - Best evidence of what the "existing deck" looked like during 1988 Deck Permit

- View of 143 Corbett Deck as part of 145 Corbett Deck Variance Application

2000 NOV – Repair Replace rear stairs and landing

2002 Permit - #200210108753 - Sponsors/DBI/Planning are positioning this permit as legalizing all 3 levels of deck,

- This permit was for corrective action per 2000 NOV to repair deteriorated rear spiral stairs
- DBI and Planning state the deck and bay "must be assumed to have been considered legal at time of approval of #200210108753"

HOW CAN THIS BE TRUE/ACCURATE?? - IS THIS THE NEW PLANNING AND DBI STANDARD??

2004 Picture – unpermitted 3 season exterior deck – sliders separating kitchen/living area

October 2016 - NOV Issued:

- Upper floor deck created, 2 levels dug out....

March 2017 - Matt Dito informed the Sponsor of 143 Corbett:

- Upper floor deck is not permitted or approved with planning
- Breakfast nook in 2002 it had straight walls.....and a deck existed"
- Only in 2014 was the "nook as it is today with no deck"

(1988) 143 Corbett Deck Permit – Repair Existing Deck ONLY
 DBI Specifically wrote to delete new deck from scope of work
 In 1988, DBI Taking position of no deck expansion allowed

DATE FILED 11-16-87	PLUMBING FEE RECEIPT NO. 183960	(1) STREET ADDRESS OF JOB 143 Corbett Street, S.F. Ca, 94114	BLOCK & LOT Blk. 2656 Lot 60
SEANT NO. 586813	ISSUED 4-11-88	(2A) ESTIMATED COST OF JOB \$5,000	(2B) REVERSE COST: \$2,000 DATE: 11/24/87

INFORMATION TO BE FURNISHED BY ALL APPLICANTS					
DESCRIPTION OF EXISTING BUILDING					
4A) TYPE OF CONSTR. 5-N	4B) NO. OF STORIES OF OCCUPANCY 2	4C) NO. OF BASEMENTS AND CELLARS 1	4D) PRESENT USE Single Fam. Dwelling	4E) OCCUP. CLASS R-3	4F) NO. OF DWELLING UNITS 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
4) TYPE OF CONSTR. 5 N	4B) NO. OF STORIES OF OCCUPANCY 2	4C) NO. OF BASEMENTS AND CELLARS 1	4D) PROPOSED USE (LEGAL USE) Single Fam. Dwelling	4E) OCCUP. CLASS R-3	4F) 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) GENERAL CONTRACTOR DENNIS B. WHITFIELD Not selected to date		ADDRESS 150 HUMBOLDT		PHONE 375896	EXPIRATION DATE 89
(15) OWNER - LESSEE (CROSS OUT ONE) William K. Schwarze		ADDRESS 143 Corbett Street, S.F. CA, 94114		PHONE (FOR CONTACT BY BUREAU) 863-8819	
(14) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
Demo back porch and stair and add new redwood deck at first and second floors.					
repair existing DECK ONLY DELETE NEW DECK FROM SCOPE OF WORK <i>Robert Reed</i>					
ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY					
(17) DOES THIS ALTERATION					

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
 FORM 8 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS **3-1-87**

DATE FILED **11-16-87** RECEIVED **183960** ADDRESS **143 Corbett Street, S.F. Ca, 94114** BLOCK & LOT **Blk. 2656 Lot 60**

SEANT NO. **586813** ISSUED **4-11-88** ESTIMATED COST ~~\$5,000~~ REVERSE COST **\$2,000** DATE **11/24/87**

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING

4A) TYPE OF CONSTR. 5-N	4B) NO. OF STORIES OF OCCUPANCY 2	4C) NO. OF BASEMENTS AND CELLARS 1	4D) PRESENT USE Single Fam. Dwelling	4E) OCCUP. CLASS R-3	4F) NO. OF DWELLING UNITS 1
-----------------------------------	---	--	--	--------------------------------	---------------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

4) TYPE OF CONSTR. 5 N	4B) NO. OF STORIES OF OCCUPANCY 2	4C) NO. OF BASEMENTS AND CELLARS 1	4D) PROPOSED USE (LEGAL USE) Single Fam. Dwelling	4E) OCCUP. CLASS R-3	4F) 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 **DENNIS B. WHITFIELD**
 ADDRESS **150 HUMBOLDT** PHONE **375896** EXPIRATION DATE **89**

(15) OWNER - LESSEE (CROSS OUT ONE)
William K. Schwarze ADDRESS **143 Corbett Street, S.F. CA, 94114** PHONE **863-8819**

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

~~Demo~~ back porch and stair and add ~~new redwood~~ deck at first and second floors.

repair existing DECK ONLY
 DELETE NEW DECK FROM SCOPE OF WORK
Robert Reed

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION

(3/2017) Matt Dito to Sponsors

- Upper Deck NOT added with Permit
- Nook not permitted in current config.
- In 2002 “a deck existed”
- Only w/2014 permit “with no deck”

Original planner Matt Dito informed the Sponsors on 3/21/2017 that they as owners are “responsible party at this time”

From: Dito, Matthew (CPC)
Sent: Tuesday, March 21, 2017 5:37 PM
To: Ilene Dick
Cc: 'Rajan Raghavan', francisco@rjsandovar.com; 'Mark Cruz'
Subject: 143 Corbett Avenue

Hi Ilene,

After reviewing the permit history at 143 Corbett Avenue and discussing with DBI, it appears there are four major issues that need to be corrected. They are outlined below.

1. **Deck at the top floor:** the deck at the top floor of the property was never added with a Building Permit. In 2002 (2002.1010.8753), existing plans were submitted to do repair work on the spiral stairs, and no deck existed at the top floor. It was only with the submittal of a permit in 2014 (201409186685) that a deck was shown as existing.
2. **Breakfast nook:** similarly, the 2002 permit does not show the breakfast nook in its current configuration. In 2002 it had a straight wall, not bay windows as it does not, and a deck existed. It was only with the submittal of the 2014 permit (201409186685) where the nook was shown as it exists today, with no deck.
3. **Upper basement level addition of storage area:** the storage area at the front of the property on the upper basement level appears to have been added without a permit. The aforementioned 2002 permit does not show a storage area, but is shown in the 2014 permits.
4. **Addition of the entire lower basement level:** the entire lower basement level appears to have been excavated and created without benefit of a Building Permit.

In order to move forward, a building permit application will have to be submitted showing three things: 1) the legal configuration of the property (plus to any unpermitted additions), 2) the as-built condition of the property, and 3) the proposed final layout.

Additionally, due to the excavation work, it is possible that an Environmental Evaluation will be required. One thing to note, the addition of the deck at the top floor and bay windows on the breakfast nook may require a Variance if not within the buildable area of the lot. I also want to clarify that I do understand that most, if not all, of these issues may have been created by the previous owner and passed on to Mr. Raghavan. Unfortunately, as the current property owner, he is the responsible party at this time.

If you wish to set up a time to meet and review the plans I have, I am available most of next week. This week is a little crowded.

Matt Dito

Planner | Code Enforcement
San Francisco Planning Department

(2016) Oct 24, DBI issues NOV 143 Corbett Ave.

1. A new deck created at top roof level
2. Two level constructed below street level
3. Installation of new bathrooms
4. Backyard level has been excavated

PERSON CONTACTED @ SITE: RAGHAVEN RAVE

VIOLATION DESCRIPTION:

- WORK WITHOUT PERMIT
- ADDITIONAL WORK-PERMIT REQUIRED
- EXPIRED OR CANCELLED PERMIT PA#:
- UNSAFE BUILDING 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 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
- 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 AND SHUT OFF.

NOTICE OF VIOLATION
of the San Francisco Municipal Code, Regarding the use,
Maintenance or Occupancy Structure or Land at Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE # _____ NUMBER 2016-004
430 and 432, City of San Francisco, San Francisco, CA 94142 DATE: 10/24/16

ADDRESS: 100 CORBETT AVE
CITY: SAN FRANCISCO, CA ZIP: 94133

PHONE: _____

VIOLATION DESCRIPTION:

WORK WITHOUT PERMIT

ADDITIONAL WORK-PERMIT REQUIRED

EXPIRED OR CANCELLED PERMIT PA#:

UNSAFE BUILDING SEE ATTACHMENTS

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

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 AND SHUT OFF.

(1991) 143 Corbett Deck Picture

From 145 Corbett Deck Planning Variance Application
Open Air Exterior Main Level and Upper Deck
No lower level deck



(2000) NOV 143 Corbett NOV

– Repair/Replace rear stair and landing



DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO
1660 Mission Street
San Francisco, CA 94103-2414

NOTICE OF VIOLATION

COMPLAINT: 20E007945

OWNER/AGENT: BARBIERI DAVID C & BARBIERI CA

MAILING

ADDRESS: BARBIERI DAVID C & BARBIERI

143 CORBETT AVE
SAN FRANCISCO CA
94114

DATE: 08-SEP-00

LOCATION: 143 CORBETT AV

BLOCK: 2656 LOT: 060

NOTICE TYPE: COMPLAINT

BUILDING TYPE: NA

USE TYPE: R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
------	-------------

1 BUILDING PERMIT REQUIRED (30) HC)

TO REPAIR /REPLACE DEFECTIVE REAR STAIR AND LANDING IN 30 DAYS AND COMPLETE WORK IN 180 DAYS.

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

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

CONTACT HOUSING INSPECTOR : Yasu Morikawa AT 415-558-6192

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$71.58 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SERC 108.8

(2002) Permit in Question #20021018753 - To repair stairs per NOV

- Planning/DBI position that this plan from the 2002 permit legalized breakfast nook and upper floor deck

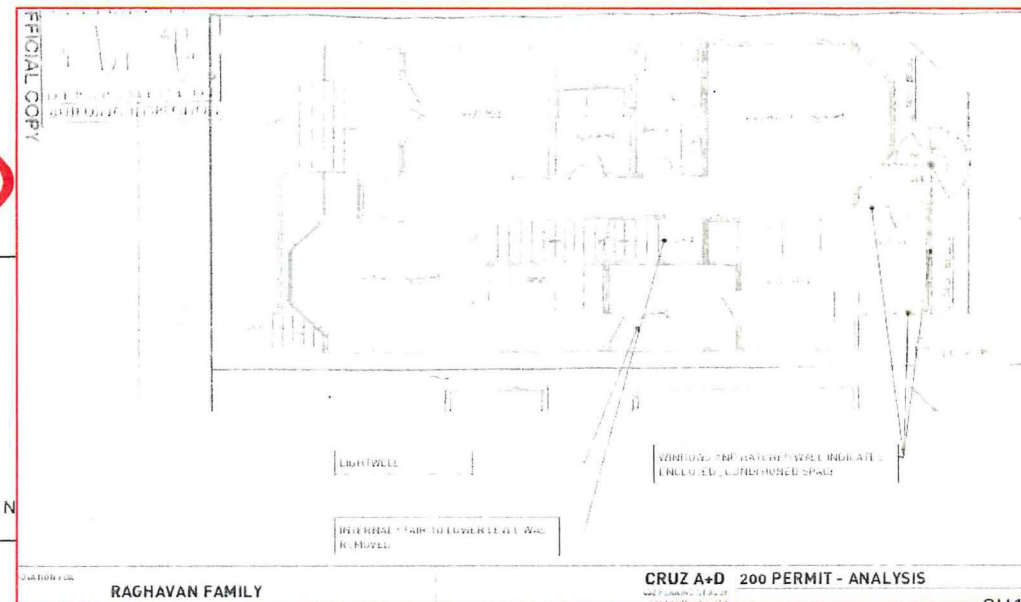
Permit:	20021018753
Form:	8 - Alterations Without Plans
Filed:	10/10/2002
Address:	143 CORBETT AV
Parcel:	2656/060
Existing:	1 FAMILY DWELLING
Proposed:	1 FAMILY DWELLING
Existing Units:	1
Proposed Units:	1
Status:	COMPLETE
Status Date:	11/18/2002
Description:	REPAIR DETERIORATED REAR SPIRAL STAIRS, REPLACE VARIOUS DRY-ROTTED PER PA #200208012891
Cost:	\$1,000

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
Cost:	\$3,000.00

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:	\$1,000

2002 Permit Drawing - Planning/DBI position that this plan from the 2002 permit legalized breakfast nook and upper level deck



(2018) Planning Response to request for approved permits and plans for deck

- DBI/Planning response = “Assumed to have been considered legal”
- Is that the new DBI and Planning verification standard? Assume??
- With irrefutable evidence, how can we still ‘assume’ that the deck/bay was legal

I met with DBI, Joe Duffy and Pat O'Riordan, last week. They confirmed their position that the deck and bay were acknowledged as existing and must be assumed to have been considered legal at the time of the approval of BPA #2002.10.0.8753. The rationale is that a Planner and a DBI Inspector would not have signed a repair permit on a structure that was not legally existing (This is how both Planning and DBI would both handle a repair permit today). The Planner (Art Aguilar, signed on 10/10/2002) and an Inspector (Davis Pang, signed on 10/10/2002) stamped and signed the permit and plans.

- Jeff Horn 8/2018

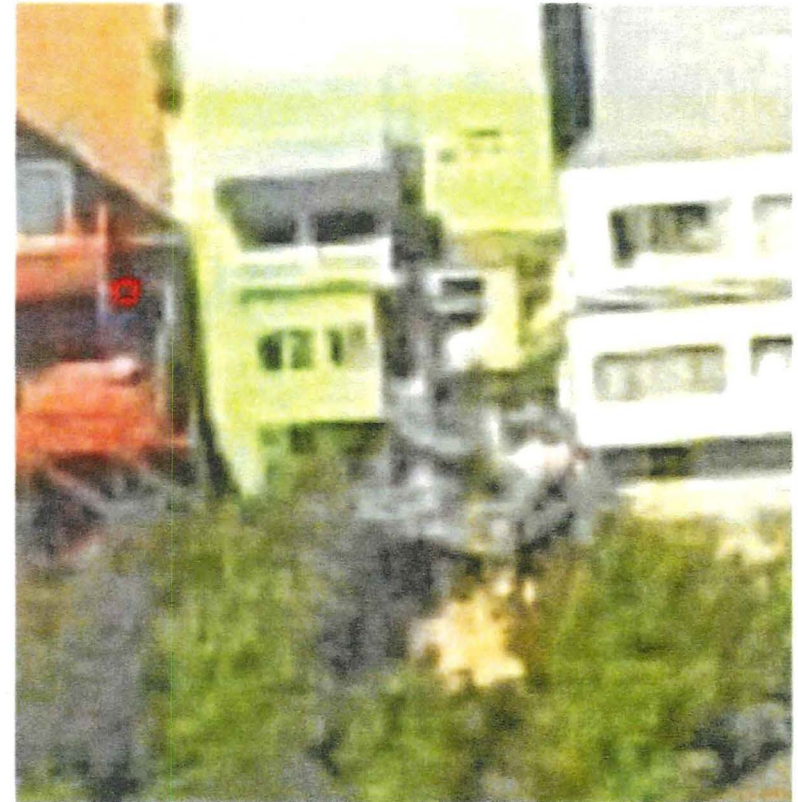
2004/2005 143 Corbett Deck Condition

145 Corbett owners moved in 7/2005

- Rear deck was an exterior wood decking material
- 3 season type thin paneled wood base (uninsulated)
- Single pane windows, large full view windows
- Separated from kitchen by sliding door

2005 - 2014 - Many illegal expansions of bay and to lot line , enclosures of nook and addition of deck

- Why did neighbors not complain?
 - It slowly happened over the years and we were quite frankly unaware to zoning laws at that time. We hired an architect in 2014, he first informed us the 143 Deck was illegal due to zoning laws and CHLR SUD
- All neighbors should have the same rules to follow, and just because the rules were overlooked regarding the 143 Corbett deck, the rights, views, privacy of other neighbors should not be diminished because of this oversight.



From Variance Application

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

Out of Character with Neighborhood – Reduces privacy with neighbors and reduces asset value

143 Corbett Breakfast nook completely rebuilt:

- Without permits, planning, or neighbor notification*
- Window enclosed to create wall along 145 property line*

View from 3012 Market Street - This deck is total invasion of privacy

- No other homes have enclosed decks encroaching so far into rear yard*

145 Corbett Avenue light, air, privacy and view blocked

- Other neighbors cannot expand due to CHLR SUD - Loss in asset value*

--

-Sponsors of 143 Corbett rebuilt structure in 2015 adding a wall on 143/145 property_line

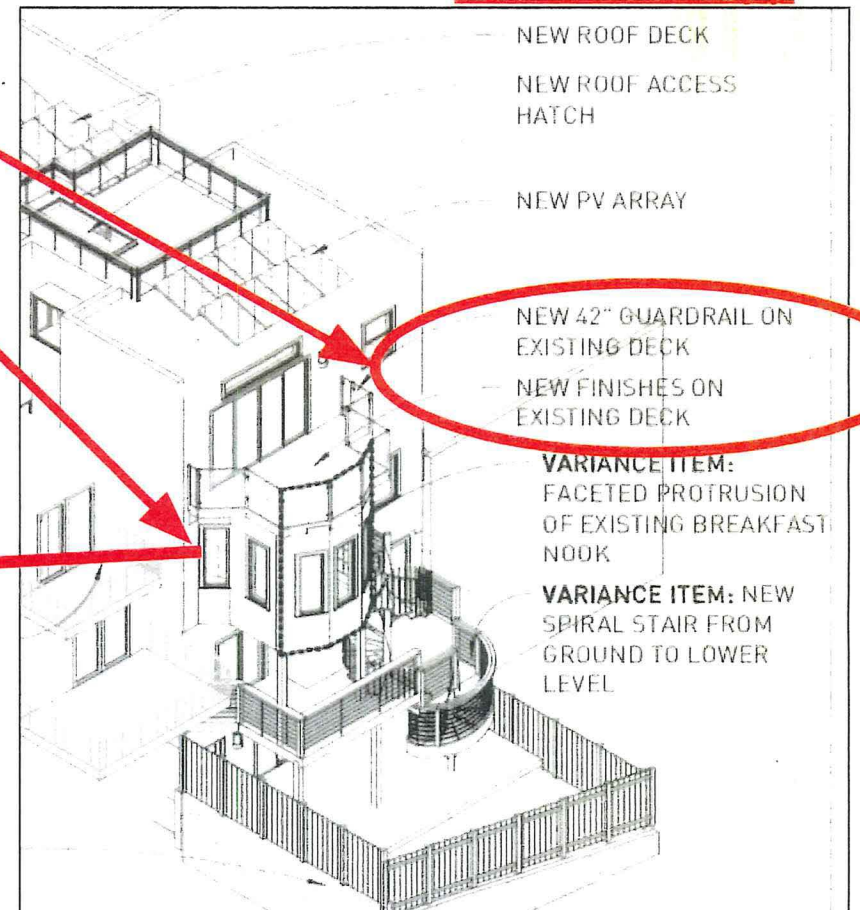
143 Corbett Complete Rebuild of rear deck structure

- Enclosed window, build wall to property line
- CU Application shows a window
- Assuming decks legalized by claiming (Existing)

Pic from CU App



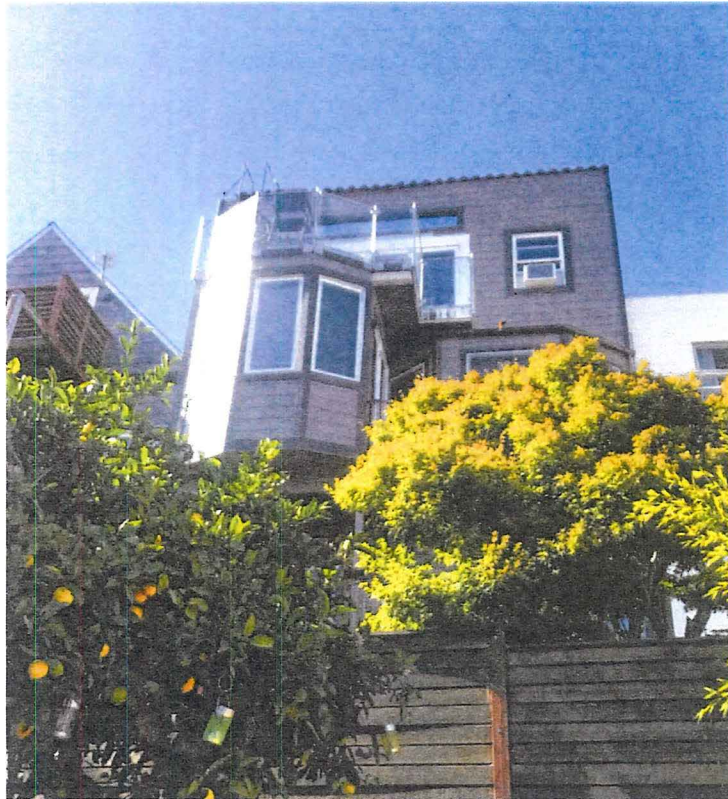
Pic taken Aug. 2018



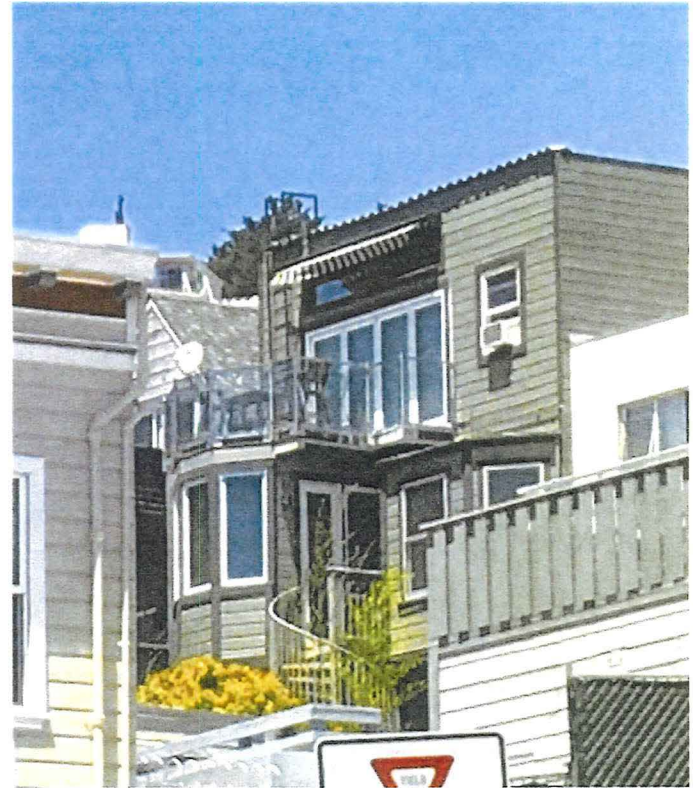
143 Corbett view from Market Street

- Neighbors below feel the nook invades their privacy - living on top of them
- Extension of home is visible from Market street

View looking up from 3012 Market



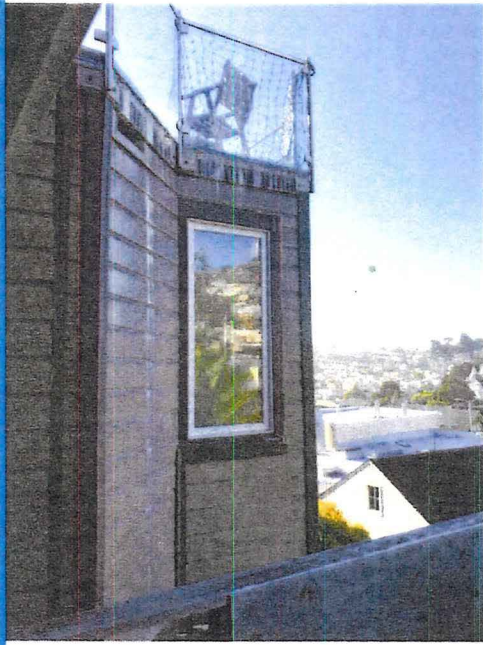
143 Corbett View corner Market/Hattie



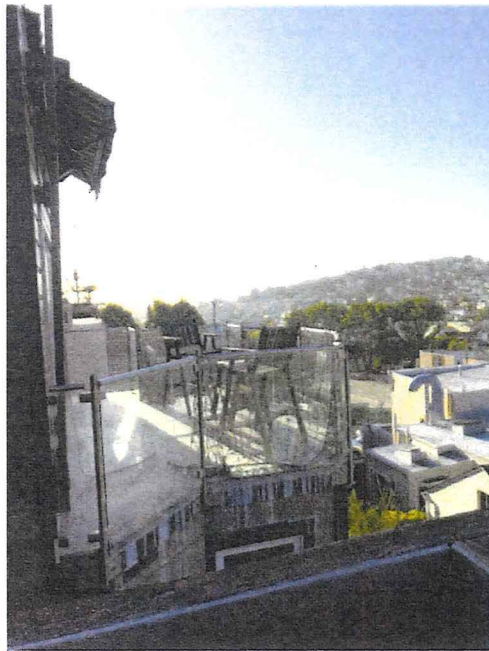
143 Corbett enclosed main floor deck (Breakfast nook)

- 145 view now a wall and window
- Breakfast nook extends well beyond allowed under CHLR SUD

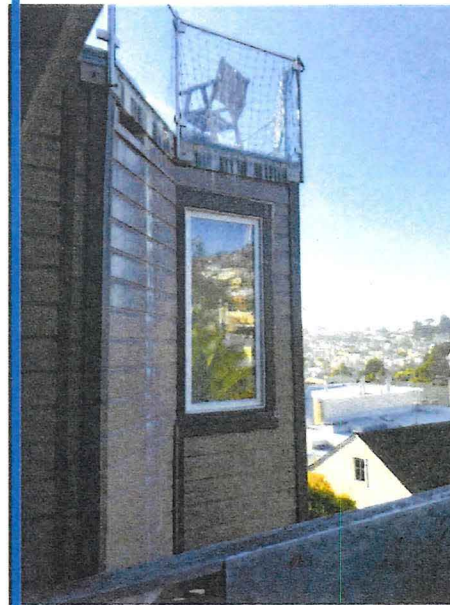
East from main level
Looking at wall / window



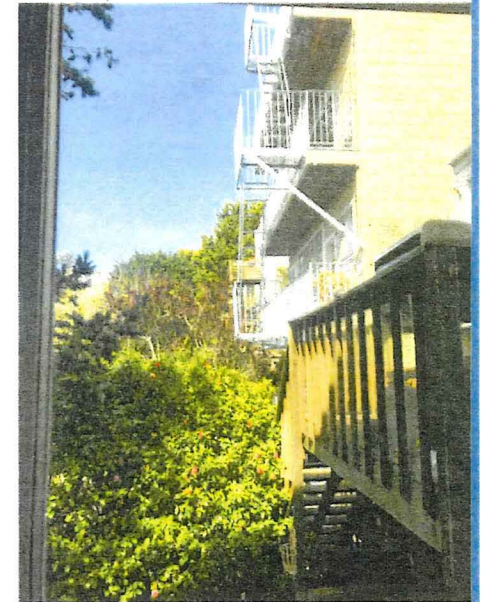
East from upper level
Open light / sky / air



Looking east main level
Looking into window

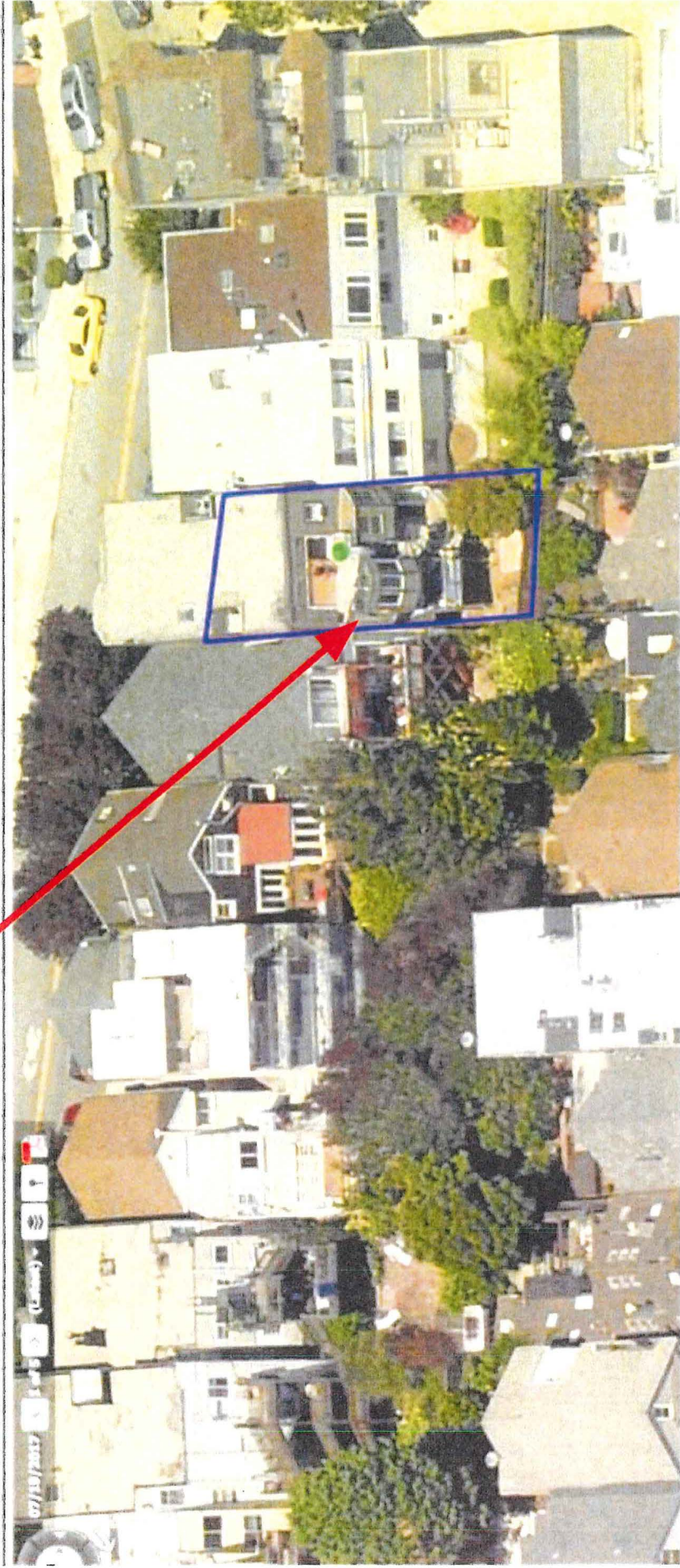


Looking west main level
No other enclosed decks



143 Corbett enclosed deck

- No other enclosed 3 story decks encroaching so far into rear yard





143 Corbett enclosed deck

- Few if any enclosed 3 story decks



Corona Height Large Residence Special Use District Variance Request

143 Corbett is already well over allotted rear yard coverage 45%

CU / Variance Application is ONLY Requesting:

- horizontal protrusion/extension of deck bay 18" (nook & Upper deck)
- Property line extension to 145 Corbett line (nook & Upper deck)

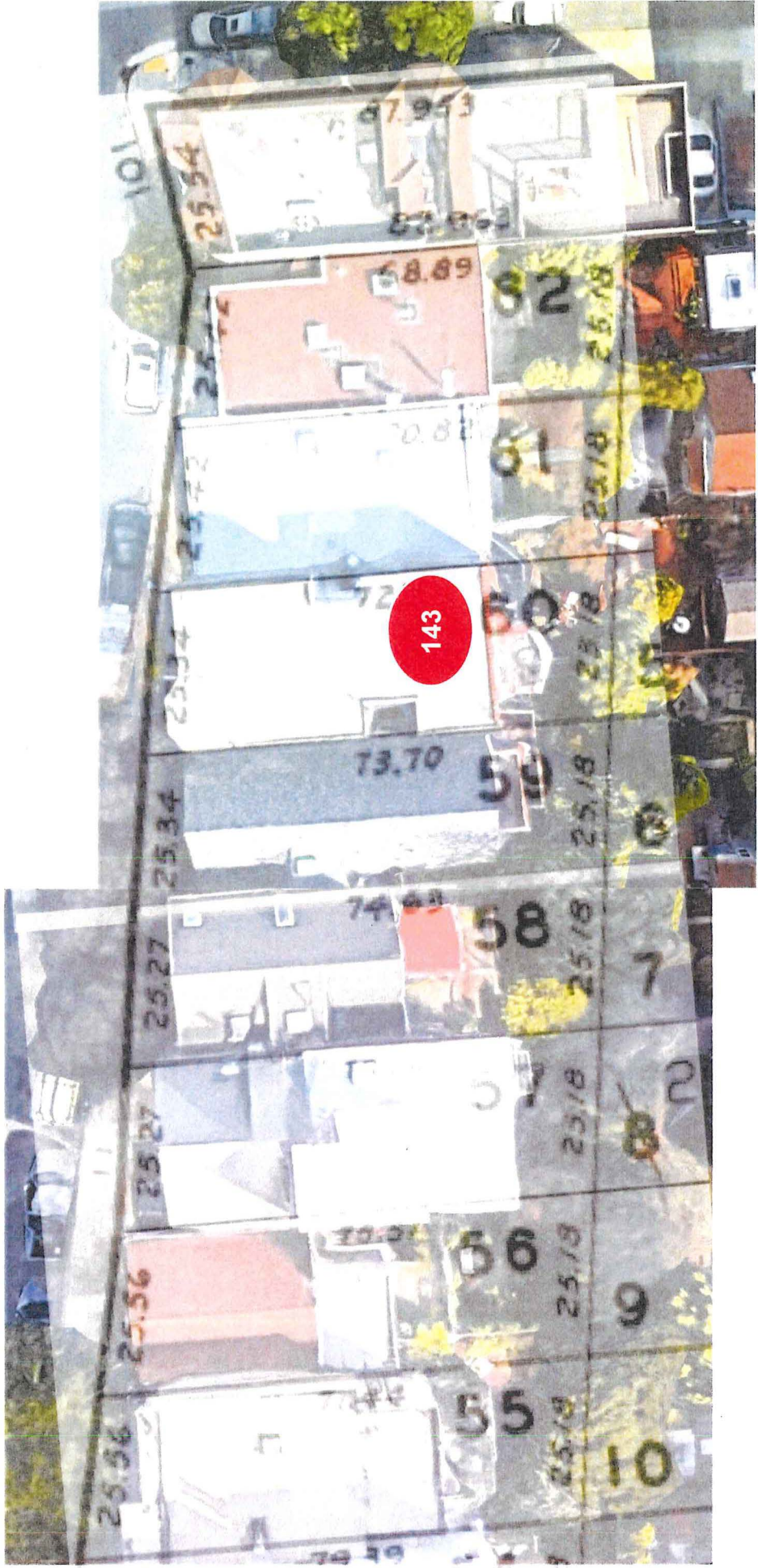
PROBLEM: The Upper Deck, and breakfast nook deck/enclosure, lower level deck, are not permitted per planning and building department notifications. This was identified 2 times:

1. Per NOV
2. Notification from Matt Dito

Question: How can DBI and Planning now "assume" the decks are approved and permitted??

100's Corbett Avenue – Lots already >55% coverage

- Well above CHLR SUD limits already



143 Corbett CU / Variance Application 6/2018

- Only requesting extension of bay and side extension
- Claiming (Assuming) Upper Deck is permitted
- Even After NOV & Dito Notices say they are unpermitted
- What about legalizing Upper Deck and Nook?

BIRMINGHAM AND POWER BY A LICENSED CONTRACTOR

THE FRONT OF THE PORCH NEAR THE EXISTING BAY WINDOW WILL NEED TO BE ALIGNED TO THE EXISTING FACADE OF THE PLAZA ROOM WITH EXISTING STEPS FROM THE SIDEWALK. THIS MODIFICATION WILL BE IN THE BOTTOM OF THE BAY WINDOW BY APPROX. 2' TO BE IN LINE WITH THE SIDE OF CHARACTER AND REFLECTIVE OF THE HOUSING FOR THE

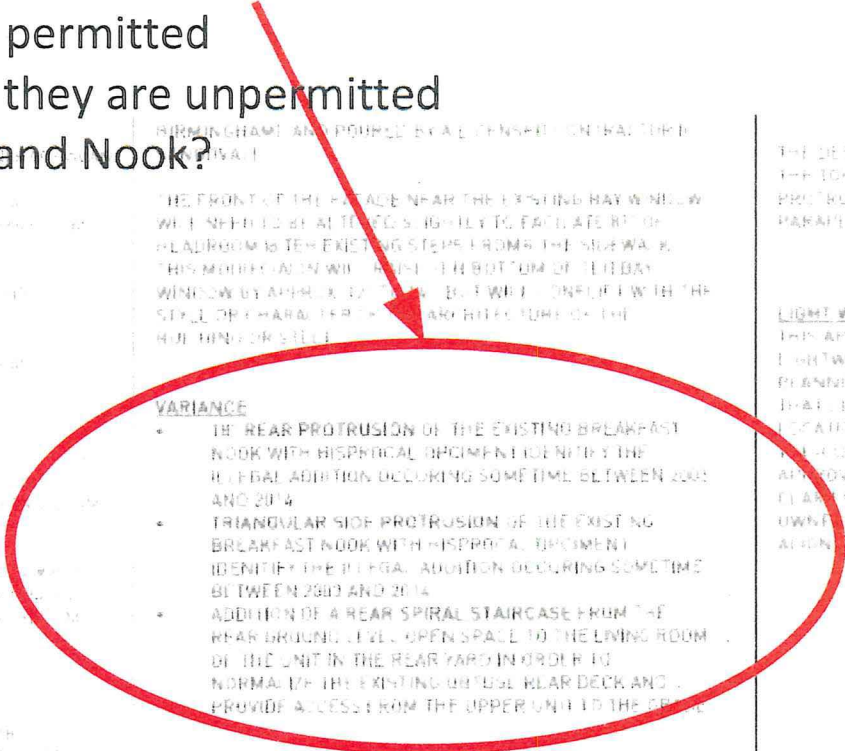
THE DESIGN INTENT IS AN INTERNAL WELL THE TOP OF THE ROOF. NO PENETRATIONS WILL BE PROPOSED IN THIS PARALLEL

LIGHT WELL ENCLOSURE
 THE APPLICATION FOR THE LIGHT WELL ON THE WEST PROPERTY LINE PLANNING CODE REVISIONS THAT REQUIRE THAT LIGHTWELLS THAT ARE NOT VISIBLY LOCATED MUST REQUIRE IT AND CAN BE A BARRIER WITH THE ADJACENT NEIGHBORHOOD. WE HAVE ATTACHED WRITTEN CLAIMING THE ENCLOSURE OF THE LIGHTWELL AS PERMITTED. THE TOP OF THE ADDITION WITH THE AVI LINE HEIGHT OF THE

VARIANCE

- THE REAR PROTRUSION OF THE EXISTING BREAKFAST NOOK WITH HISTORICAL DOCUMENT IDENTIFY THE ILLEGAL ADDITION OCCURING SOMETIME BETWEEN 2000 AND 2014
- TRIANGULAR SIDE PROTRUSION OF THE EXISTING BREAKFAST NOOK WITH HISTORICAL DOCUMENT IDENTIFY THE ILLEGAL ADDITION OCCURING SOMETIME BETWEEN 2000 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 NORMAL USE THE EXISTING REAR DECK AND PROVIDE ACCESS FROM THE UPPER UNIT TO THE DECK

CRUZ A+D PROJECT INFORMATION
 400 PERKINS ST #200
 OAKLAND, CA 94612
 (415) 863-7447
 WWW.CRUZAD.COM



Quotes from Planning hearing

DENNIS RICHARDS

“Turning point in the city getting serious about these types of transgressions”

“How project sponsored handled themselves” can't support granting CU

Sponsors have the means, education, support, and know how, to better understand

KATHRIN MOORE

“The whole issue which weighs on me, someone Spending a lot of time getting away with a lot”

“Concerned over light quality”

“This is an ethical question, who are also opening the door for others to just do the same”

145 Corbett 3 story Deck Permit & Variance

- Requiring Planning Variance to legalize

Application Number: 9312406
 Form Number: 3
 Address(es): 2656 / 059 / 0 145 CORBETT AV
 Description: HORIZONTAL
 Cost: \$5,500.00
 Occupancy Code: R 3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
7/23/1993	FILED	
11/22/1993	APPROVED	
11/24/1993	ISSUED	
12/23/1994	COMPLETE	Certif of Final Completion

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Desc
1	CNT-PC	7/23/93	7/23/93			7/23/93		LOG OUT, NO WORK DONE
2	CP-ZOC	7/26/93	7/26/93			7/26/93	JJB	APPROVED PER VAR DEC
3	CNT-PC	7/28/93	8/18/93	8/18/93		11/10/93	WW	
4	CP-ZOC	11/12/93	11/12/93	11/12/93		11/17/93	JJB	APPROVED PER RWP AND WALL
5	CPB	11/22/93	11/22/93					

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

[Map](#) [Help](#) [Your](#)
[Link](#) [Terms of Use](#)

Step 1: Review Property Information
 Click the tabs below to view the reports:

Property Zoning Preservation Planning Applications Building Permits Other Permits Complaints Appeals

1991.442V AFALLAY Tel: 558-6377

Variance (VAR) 145 Corbett St
 legalize 3 level deck at rear of existing 2 story, 2 unit bldg.

OPENED	STATUS	ADDRESS	FURTHER INFO
7/26/1991	Closed - Approved 12/9/1991	145 CORBETT AV, SAN FRANCISCO, CA 94114	Related Documents View in ACA

RELATED RECORDS: [1991.442](#)
 - 1991.442V

PERMITTED SHORT TERM RENTALS:
 None

[back to top](#)

145 Corbett Variance Approval - Legalize 3 story Deck



City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94111

ADMINISTRATIVE
CITY PLANNING COMMISSION
PLANNING PROGRAMS
DEPARTMENT OF CITY PLANNING
SAN FRANCISCO, CALIFORNIA

December 9, 1991

VARIANCE DECISION

UNDER THE CITY PLANNING CODE
CASE NO. 91.442V

ON:

GRANTED, to allow retention of a three level deck constructed without permit at the rear of the two story, two unit building in general conformity with plans on file with this application, shown as Exhibit A and dated July 26, 1991, subject to the following conditions:

APPLICANT: Larry B. Ferolle
260 Chattanooga Street
San Francisco, CA 94114

PROPERTY IDENTIFICATION: 145 CORBETT STREET, south side between Hattie and Danvers Streets; Lot 59 in Assessor's Block 2656 in an RH-2 (House, Two-Family) District.

DESCRIPTION OF VARIANCE SOUGHT: REAR YARD VARIANCE SOUGHT: The proposal is to allow retention of a three level deck constructed without permit at the rear of the two story, two unit building.

Section 134 of the Planning Code requires an average rear yard depth of approximately 31 feet for the subject property, measured from the rear property line. The requested deck and stairs extend 9 feet from the existing rear building wall, to within an average of approximately 13.5 feet of the rear property line.

Section 188 of the Planning Code prohibits the expansion of noncomplying structures. Because a portion of the existing building (not including the requested deck) is within the required rear yard, it is considered a legal, noncomplying structure. Therefore, expansion to the rear by adding a deck, as proposed, is contrary to Section 188.

PROCEDURAL BACKGROUND:

1. This proposal was determined to be categorically exempt from Environmental Review.
2. The Zoning Administrator held a public hearing on Variance Application No. 91.442V on October 23, 1991.

1. That the requested rear deck be pulled in by at least five feet from both side property lines. This is intended to ensure that the requested rear deck meet the Building Code requirements without the construction of a firewall.

Section 305(c) of the City Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

From: [Hoa Long Tam](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Mandelman, Rafael \(BOS\)](#); [Temprano, Tom \(BOS\)](#)
Subject: 143 Corbett Ave. (File 180787)
Date: Tuesday, August 28, 2018 6:02:37 PM

Hello,

I am writing in support of approval of the conditional use permit for 143 Corbett Ave (file 180787) that is coming before the Board on September 4th. I am a resident of the Castro and I live at 466 Castro St, 500m from the project.

The requested CUP is eminently reasonable. Projects like these are a great way to moderately increase housing supply without substantively altering the look-and-feel of a neighborhood.

I am saddened that such a modest project has had to go all the way to the Board of Supervisors for approval. San Francisco is in the midst of a severe housing shortage. If every single new housing unit requires a Board meeting, we will never make progress in addressing the City's fundamental issues.

Sincerely,

Hoa Long Tam

From: [Ravi Raghavan](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Mandelman, Rafael \(BOS\)](#); [Cohen, Malia \(BOS\)](#); [Mark Cruz](#); [Rajan Raghavan](#); [Indu Ancha](#); [Ilene Dick](#)
Subject: File 180787, 143 Corbett
Date: Thursday, August 23, 2018 3:02:14 PM
Attachments: [Support Letter Neighbor 132Corbett.pdf](#)
[Support Letter Neighbor 135Corbett.pdf](#)
[Support Letter Tenant Tapan Patel.pdf](#)
[Support Letter Neighbor 137Corbett.pdf](#)
[Support Letter Tenant Neeraj Hablani.pdf](#)
[Support Letter Tenant Waanmathi.pdf](#)
[Signature Sheet Neighbors Renters CoronaHeights.pdf](#)

To the Board of Supervisors.

I, **Ravi Raghavan**, am a co-owner of the property at **143 Corbett Ave, San Francisco 94114**. We have submitted a CU application for 143 Corbett for:

- 1) Legalize an additional dwelling unit for lower 2 floors
- 2) Legalize variance of 1'-10" trapezoidal "bump" in the rear breakfast nook on the upper 2 floors (constructed by the previous owner)

We are currently set for a hearing on **September 4th, 2018** as our application was appealed by a few members in the community under Corbett Heights Neighbors.

We are sharing 3 different forms from **18** different people in **support of my family and our CU application moving forward**.

- 1) Signatures from **12** neighbors who live on Corbett Ave
- 2) Letters from **3** owners who live on Corbett Ave
- 3) Letters from **3** previous tenants at 143 Corbett Avenue

Thank you,
Ravi Raghavan

August 21, 2018

Dear Board of Supervisors,

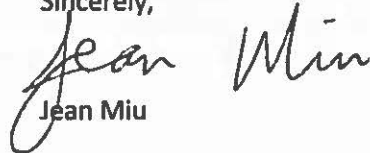
I am the owner of 132 Corbett Avenue and am writing in support of the construction project at 143 Corbett Avenue and the CU application submitted for the dwelling unit downstairs and the variance of the breakfast nook.

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

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

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

Sincerely,


Jean Miu

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

August 22, 2018

Dear Members of the Board of Supervisors,

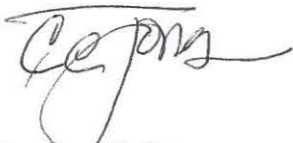
Our names are **Christopher Jones** and **Bill Prince**. We are residents and owners of 137-139 Corbett Avenue, next door to the Ragavans to the east. We are writing about the construction project at their home at 143 Corbett Avenue.

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

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

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

Best Regards,



Christopher C. Jones

and



Bill Prince

Dear Board of Supervisors,


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

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

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

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

Sincerely,
Graham and Steven

Handwritten signatures of Graham Brownlee and Steven Williams. The signature for Graham Brownlee is written in a cursive style, and the signature for Steven Williams is written in a more stylized, less legible cursive style.

8/22/18

Dear Board Of Supervisors,

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

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

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

Best,

A handwritten signature in cursive script that reads "Neeraj Hablani".

Neeraj Hablani
August 22 2018

Dear Board of Supervisors,

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

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

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

A handwritten signature in black ink that reads "Tapan Patel". The signature is written in a cursive, flowing style.

Tapan Patel

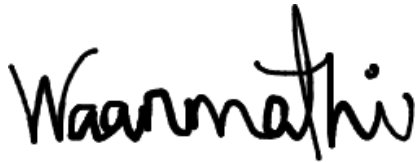
tapan2303@gmail.com | (949) 636-9200

Dear Board Of Supervisors,

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

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

Best,

A handwritten signature in black ink that reads "Waanmathi". The script is cursive and fluid, with the first letter 'W' being particularly large and stylized.

Waanmathi Vishnu
August 23, 2018

By signing this document, I support:

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

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

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

Full Name	Address	Email	Signature	Date
Darrin Loeliger	132 Corbett Ave	darrin.loeliger@gmail.com		8/22/18
Ethelia Lung	132 Corbett Avenue	ethelia.lung@gmail.com		8/22/2018
MIKAEL CALAMPO	163 A " "	mcalampo@gmail.com		8/22/2018
Cassandra Peppard	" " " "	cassie.peppard@gmail.com		8/22/2018
LISA TSANG	177 Corbett Ave	lisantsang@yahoo.com		8/22/18
Brian Koffman	177A Corbett Ave	bh.koffman@gmail.com		8/22/18
DAVID NELSON	193 Corbett Ave	nelsondavid7@gmail.com		8/22/18
Jessica Triant	172 Corbett Ave	jessica.triant@gmail.com		8/22/18
Cody Mowery	172 CORBETT AVE	MOWERY.CODY@gmail.com		8/22/18
Robert Gwark	166 Corbett Ave	Robert@robertgwark.net		8/22/18
Nathan Cote	166 Corbett Ave	n8cote@yahoo.com		8/22/18
ALLEN THOMPSON	163 Corbett Ave	athompsonphotography@gmail.com		8/22/18