

File No.101083

Committee Item No. _____

Board Item No. 22

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date September 21, 2010

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget Analyst Report
- Legislative Analyst Report
- Youth Commission Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Appeal of Determination of Exemption from
- Environmental Review - 2514-23rd Ave.
- _____

Completed by: Andrea Ausberry Date 9/16/10

Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document is in the file.

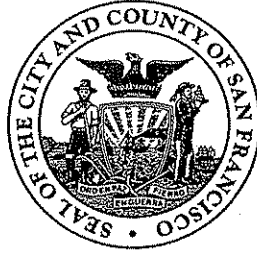
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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

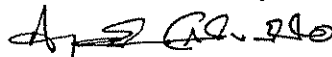
- Date:** Tuesday, September 21, 2010
- Time:** 4:00 p.m.
- Location:** Legislative Chamber, Room 250 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- Subject:** Hearing of persons interested in or objecting to the decision of the Planning Department's May 5, 2010, Determination of Exemption from Environmental Review, Building Permit No. 2010/05/05/1781, that a project located at 2514 - 23rd Avenue is exempt from environmental review under Categorical Exemption, Class 3. The proposal would involve structural work to the foundation, roof framing and the addition of roof dormers, window replacement, and interior work to the building, which is a single-family residence, Lot No. 37, in Assessor's Block No. 2423. (District 4) (Appellant: Nancy Wuerfel on behalf of the Sunset Parkside Education and Action Committee (SPEAK)).

Pursuant to Government Code Section 65009, notice is hereby given, if you challenge, in court, the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to

mailed - 9/10/10

Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on Thursday, September 16, 2010.

A handwritten signature in black ink, appearing to read "A. Calvillo".

Angela Calvillo
Clerk of the Board

DATED: September 10, 2010

F. JOSEPH BUTLER
ARCHITECT

13 September 2010

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2010 SEP 13 PM 4:49

BY AK

President David Chiu,
San Francisco Board of Supervisors
1 Carlton B. Goodlett Place
San Francisco, CA 94103

Re: 2514 23rd Avenue; P.A. # 2010/0505/1781: Appeal of Categorical Exemption; Hearing Date 21 September 2010.

324 Chestnut Street
San Francisco CA 94133
415 533 1048
fjosephbutler@hotmail.com

Dear President Chiu:

Our Office Represents Ms. Nancy Wuerfel and Sunset Parkside Education and Action Committee (SPEAK) in the Appeal of the Categorical Exemption for the permit application noted above. The San Francisco Planning Department has recognized my credentials; consistent with the qualification standards of the Secretary of the Interior, as an expert, able to make evaluations of historic resources.

2514 23rd Avenue, Present permit, 2010/0505/1781

Very little in this Form 8 building permit application and drawing set (5 architectural and 3 structural sheets) is as it appears. To take only one example, the existing attic ceiling height is shy of the Code required 7'-6" minimum, required for habitable rooms. Thus the new and existing dormer ceilings, meant to spread a Code complying ceiling height out perpendicular from the ridge, will be too low for habitability.

IN ORDER TO CREATE HABITABLE SPACE UNDER THE PROPOSED AND EXISTING ILLEGAL ATTIC DORMERS, THE ENTIRE ROOF OF THIS 1914 CRAFTSMAN BUNGALOW WILL HAVE TO BE REMOVED AND REBUILT HIGHER THAN AT PRESENT.

The architectural drawing set and Form 8 application carefully make no mention of this wholesale demolition of the roof, nor of the application's code required need to add to the height of the four walls of the house, nor is it optional to this project. Neither Questions (11), or (12) on the Form 8, nor the building elevations, show that the existing and proposed heights in this application will be different. Thus the consequences of raising the roof on the building's façades are not indicated. A Preservation Technical Specialist Planner who only reviews and approves the architectural sheets of an application, cannot make a proper environmental review given this blatant deception.

Introduction/Context

2514 23rd Avenue is a 1914 Craftsman Bungalow, with a fair degree of historic integrity.

In 2008, "San Francisco's Parkside District: 1905 - 1957, A historical context statement by Richard Brandi and Woody LaBounty of the Western Neighborhoods Project" was adopted by the City and County of San Francisco. Its introduction states:

"Craftsman- and Shingle-style architecture typified the first Parkside dwellings, before almost-identical houses filled in the district in the 1920s and 1930s."

2514 23rd Avenue derives its significance then both as one of the earliest houses built on the dunes in the Parkside, then a new neighborhood developing in the Sunset, and from its Architecture, as an example of the Craftsman Style a century ago.

What is integrity?

Though not used in this review, the Planning Department's Historic Resource Evaluation Response form states:

"Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register Criteria, but it must also have integrity. To retain historic integrity a property will always possess several, and usually most, of its aspects..."

Our office has reviewed in detail the permit history of this house, and visited the adjacent house at 2516 23rd Avenue, to observe the existing conditions of the subject property. In spite of the balance of the stucco clad Parkside neighborhood which has grown up around it, 2514 23rd Avenue, by its Craftsman architecture, still conveys the significance of the period in which it was designed and built to the neighborhood and the City.

Bracketed by two contemporary houses, 2512 (c.1913) to the north, and 2516 (c.1917) to the south, its aspects of integrity: Location, Setting, and Feeling, have remained virtually unchanged (save a vertical addition from the 1980's to the adjacent house at 2516) since 1917.

The aspects: Design, Materials, Workmanship, of 2514 23rd Avenue have undergone some changes: a man-door next to the garage door was added without permit in the 1980's, and its garage slab was lowered and its door replaced. Its brick fireplace and chimney collapsed above the eaves during the Loma Prieta Earthquake in 1989.

Its sheet metal box and flue replacement still sits today atop its brick firebox and throat up to the eave. A number of its wood windows' sashes have been replaced (without permit). In spite of these alterations, 2514 still reads today as a Craftsman bungalow (Back Cover photo). As the wood sash windows were replaced with aluminum windows without benefit of a building permit, Planning has the right to insist that the replacement of the windows "in-kind" would mean reinstalling wood windows.

What is wrong with the Drawings and Application?

The plan set drawings and their dimensions are cobbled together from several sets of plans prepared for the contractor/applicant over the past five years, for permit applications that have subsequently been:

- never filed (Feb. 2005);
- withdrawn (2007/0926/3765);
- withdrawn (2009/0127/0870);
- and suspended (2010/0505/1781, subject application).

The Form 8, architectural, and structural drawing sheets describe three different projects. When presented to Planning, the application and drawings made no note of legalizing work done without permit, they differed from existing conditions in the field, they disagreed with themselves from the Form 8 application, Question (15) Scope of work, to the cover sheet Scope of work, they differed from architectural to structural, they differed from sheet to sheet within the each discipline's set, and from detail to detail on the same sheet of drawings!

The architectural drawings show:

- a different "SCOPE OF WORK:" than the permit application,
- references to outdated building codes,
- an incorrect characterization of the house as "two story over garage",
 - a kitchen plan that does not agree with existing conditions OR the rear elevation,
 - an "existing" and proposed 12 foot wide garage door rather than the 8 foot original width door,
 - incorrect elevation drawing titles,
 - incorrect elevations revised, cut, and pasted from earlier sets,
 - missing object lines to describe the form of the building
 - elevations with neither the existing nor the proposed eave conditions, on their north and south elevations,
 - incorrect building height dimensions that are the same for both the existing existing and proposed house,
 - no building section to describe how all of the new framing required

will fit within the existing roof height, or that shows the substandard ceiling height that exists in the attic

- no mention of replacing existing original windows in kind,
- existing windows are both missing from the elevations, and not called out as aluminum,
- existing windows, but they are not called out on the elevations, as to size, sash, frame, or trim so that one would understand what the pink sheet Scope of Work “in-kind” might mean.
- elevations that omit the existing brick fireplace and its flue.

The pink sheet application shows:

- (5A) incorrect number of existing stories of occupancy
- (12) neither yes or no for electrical work to be performed
- (13) neither yes or no for plumbing work to be performed
- (16) “replace windows and trim in kind” in the scope of work
- (17) no new increase in height
- (24) no change of occupancy of the attic from storage to habitable space.

The structural drawings show:

- the bungalow’s 2x4 ceiling members as “existing 2x10’s”
- “existing” bungalow roof rafters absent their distinctive cut tails, with a new rim joist added as a fascia
- a roof framing plan where **all** of the roof rafters terminate at the face of exterior walls of the house, rather than overhang as shown in detail R2-S3.
- New 2x12 roof rafters as a typical detail, without showing the existing 3x6 roof rafters, or how the intersection at the existing wall plate accommodates the 6” deeper rafters while simultaneously leaving the roof plane at the same height.
- shear walls without hold down details, and a Shear wall schedule that does not match the framing plans,
- the existing ridge **board** as a 1x member, then as an existing ridge **beam** as a 6x member.

This is the worst drawing set of alterations accepted and processed for an alteration building permit that I have ever seen in 26 years as a California licensed architect, let alone presented for an historic resource as an Over the Counter permit. **We believe that the omissions and errors are deliberate and were intended to mask the true scope and nature of the alterations to this building, to avoid the scrutiny of an adequate environmental review.**

There is no doubt that this permit, if granted, would have a substantial adverse impact on the historic resource. I don’t believe there is a

disagreement among experts because I cannot imagine one who would defend this permit!

If there is however, an expert who meets the qualifications of the Secretary of the Interior, or a Planner for that matter, who will disagree, in the face of the above noted inconsistencies, errors, omissions admit the opposite, let them speak now. If not, Planning should rescind this categorical exemption.

The categorical exemption was issued based on incomplete, false and intentionally vague information. The exact and full description of both the existing conditions and the proposed project must be produced correctly before an objective and thorough environmental evaluation of this project may be conducted.

Please uphold this appeal, and send this application back to Planning, if they have not already rescinded it.

Sincerely,


F. Joseph Butler, AIA

cc. members of the Board

encl. Exhibits

Permit application Form 8

Choice portions of the permit application drawings

Excerpts of the Board of appeals Hearing for this permit

Comments
200906761 - PFD
200680920 - PFD
201020664 - PFD No Penalty

APPROVED
City of Building Insp.

MAY 18 2010

APPROVED FOR ISSUANCE
MAY 18 2010

BUILDING ENLARGEMENT
DESCRIPTION
 VERTICAL
 HORIZONTAL

VIVIAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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

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

DO NOT WRITE ABOVE THIS LINE

DATE FILED 5.5.2010	PLUMBING FEE RECEIPT NO. DCA PFE	STREET ADDRESS OF JOB 2514 - 23RD AVE	BLOCK & LOT 2423/037
PERMIT NO. 1212104	ISSUED 05-18-10	ESTIMATED COST OF JOB \$150,000.00	REVISED COST: \$150,000 DATE: 5/17/10

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

(4A) TYPE OF CONSTR. V-B	(5A) NO. OF STORES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE SFD	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS 1
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(4) TYPE OF CONSTR. V-B	(5) NO. OF STORES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) SFD	(8) OCCUP. CLASS R-3	(9) NO. OF DWELLING UNITS 1
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(10) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED? NO	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO	(12) ELECTRICAL WORK TO BE PERFORMED? NO	(13) PLUMBING WORK TO BE PERFORMED? NO
----------------------------------------------------------	-----------------------------------------------------------	---------------------------------------------	-------------------------------------------

(14) GENERAL CONTRACTOR Eduardo	ADDRESS 500 AIRPORT BLVD BUILDING	PHONE 415 710-9323	CALIF. LIC. NO. 597822	EXPIRATION DATE 9/3/20
(15) OWNER - LESSEE (CROSS OUT ONE) Mary Galvin	ADDRESS 2514 23RD AVE	PHONE 415 242-3433	BTRC#	

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
COMPLY WITH MBV 201030664, 2006064 & COMPLANT 200906761

WORKERT CRAMP SPACE TO STORAGE CAP EXISTING FOUNDATION.
ROOF FRAMING AND ADD 3 BORNERS, STAIRS FROM BASEMENT TO ATTIC. REPLACE windows + trim in kitchen. Remodel kitchen and Bathrooms.

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? NO	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO	(23) ANY OTHER EXISTING BLDG. ON LOT (IF YES, SHOW ON PLOT PLAN) NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO

(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION) SPASCOIN	ADDRESS 1663 Tulek ST	CALIF. CERTIFICATE NO. 35919C
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")		

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 8'0" to any wire containing more than 750 volts See Sec 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

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

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

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

(i) I have and will maintain a certificate of consent to substitute 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 workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: STATE FUNA
Carrier: 0231769-2008
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 a subject to the workers' compensation law of California. I further acknowledge that I understand that in the event that I should be subject to the workers' compensation provisions of the Labor Code of California and I comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.


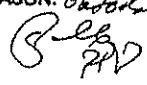
(v) I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form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

Signature of Applicant or Agent: _____ Date: MAY 05/10

APPLICATION NUMBER
101005051761

APPROVAL NUMBER:

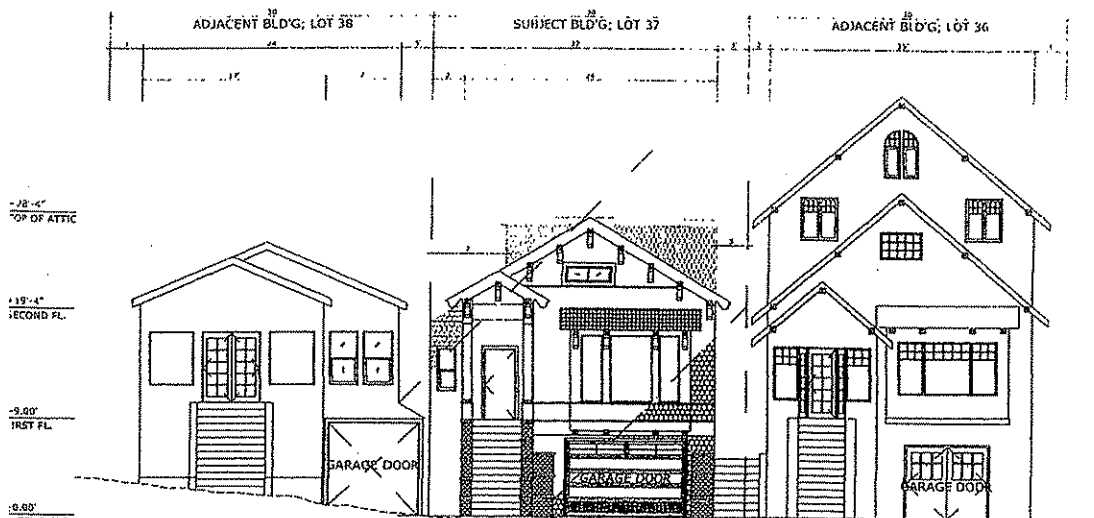
CONDITIONS AND STIPULATIONS

APPROVED:	By <u>Rodolfo B. Pada, DBI</u>  MAY 17 2010 Building Inspector, Dept. of Bldg. Insp.	DATE: <u>5/5/10</u> REASON: <u>Order to</u> 
<input type="checkbox"/>	APPROVED: CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW Route any changes in Building Dimensions, Exterior Materials, Window Location, Size or Materials, or Use to the Planning Department for reapproval.	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. _____ DATE: <u>5.5.10</u> REASON: <u>(B.D) EXP</u> <u>PROCESS FOR</u> <u>COMPLIANCE WITH</u> <u>NY 2010306647</u>
<input type="checkbox"/>	APPROVED: _____ MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: <u>AS NOTED</u> <u>on Plans</u> <u>Application</u> By <u>Rodolfo B. Pada, DBI</u> MAY 17 2010 CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ HOUSING INSPECTION DIVISION	NOTIFIED MR. _____ DATE: _____ REASON: _____

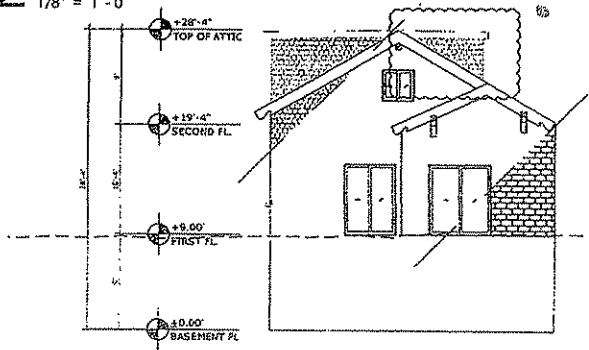
HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

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

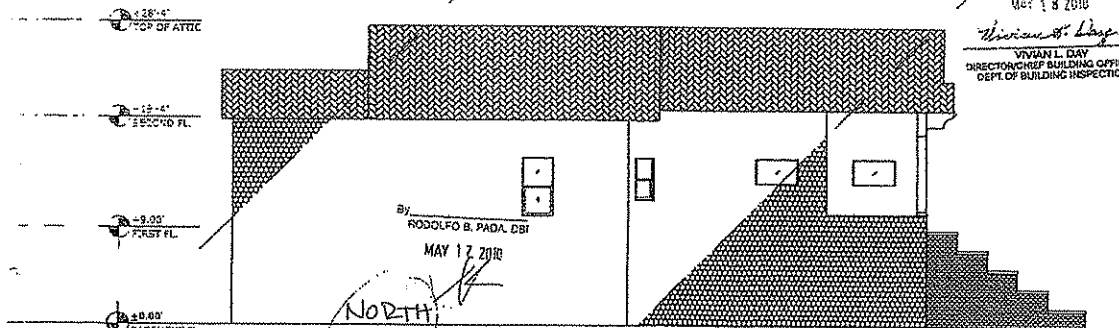
Number of attachments _____ OWNER'S AUTHORIZED AGENT _____



2 PROPOSED FIRST FLOOR PLAN
 1/8" = 1'-0"

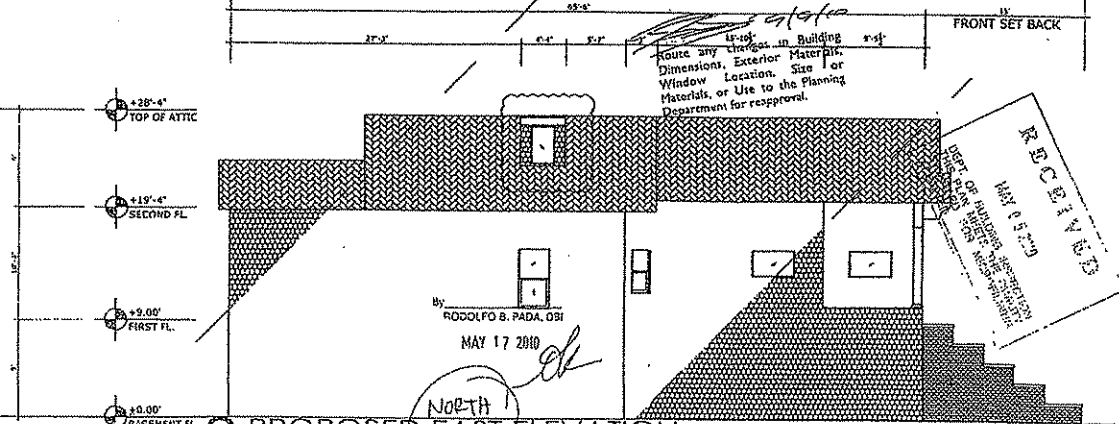


4 PROPOSED REAR ELEVATION
 1/8" = 1'-0"



APPROVED
 Dept. of Building Insp.
 MAY 18 2010
Vivian L. Day
 VIVIAN L. DAY
 DIRECTOR/CITY BUILDING OFFICIAL
 DEPT. OF BUILDING INSPECTION

EXISTING EAST ELEVATION
 1/8" = 1'-0"



8 PROPOSED EAST ELEVATION
 1/8" = 1'-0"

REVISIONS	

SPASCOND ENGINEERING CONSULTING
 1663 Turk St.
 San Francisco, CA 94115
 Ph./Fax: (415) 771-7425
 Ted Cell: (415) 254-7471
 Email: spascond@yahoo.com

PROJECT BUILDING

2514 23rd Avenue
 San Francisco, Ca.

GALVIN RESIDENCE RENOVATION

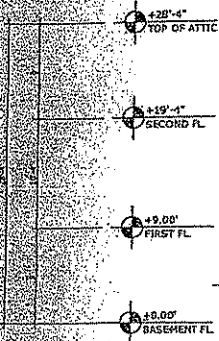
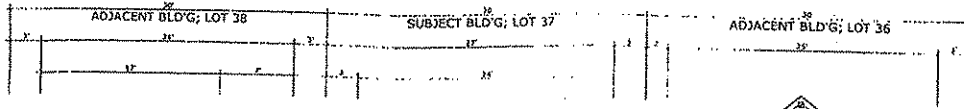
Date: APRIL 2010
 Scale:
 PROJ. #

These documents prepared by Spascond Eng. Cons. are instruments of service for use solely with respect to this project. These documents shall not be used on any other project without the written permission of Spascond. Additionally, Spascond shall retain all common law, statutory and other reserved rights, including the copyright. The information, plans, designs, notes, and arrangements shown on these drawings are confidential and may not be reproduced in whole or in part without permission of Spascond Engineering Consultants.

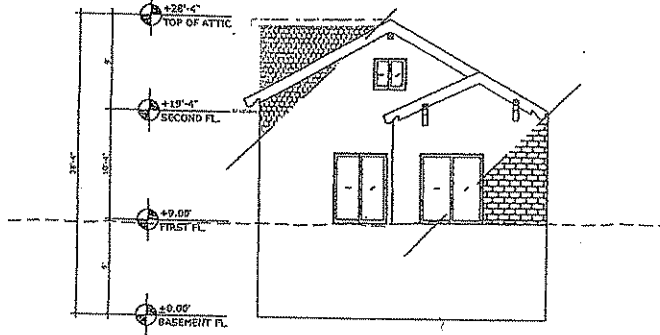
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EXISTING AND PROPOSED ELEVATION VIEWS

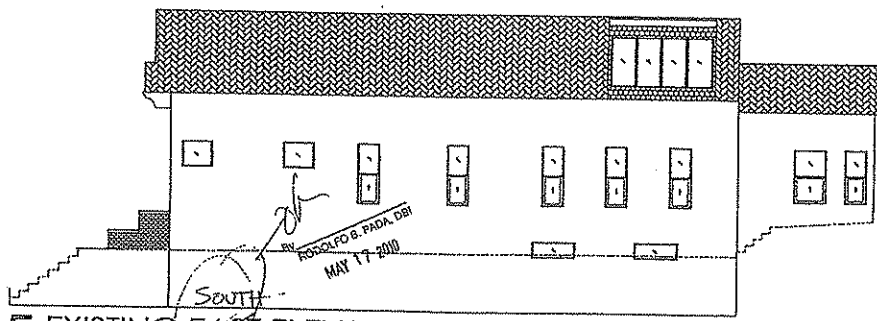
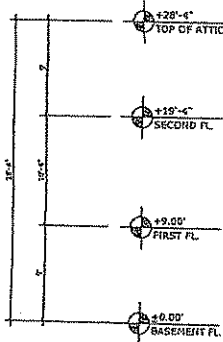
DRAWN BY: R.YU
A5
 SHEET 5 of 8



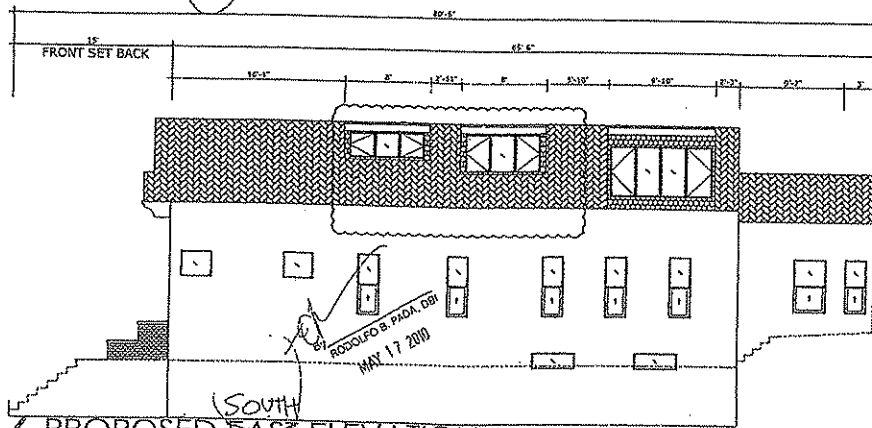
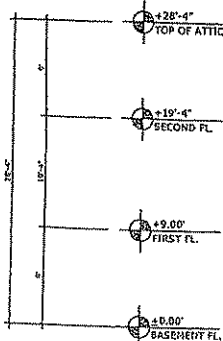
1 EXISTING FRONT ELEVATION
1/8" = 1'-0"



3 EXISTING REAR ELEVATION
1/8" = 1'-0"



5 EXISTING EAST ELEVATION
1/8" = 1'-0"

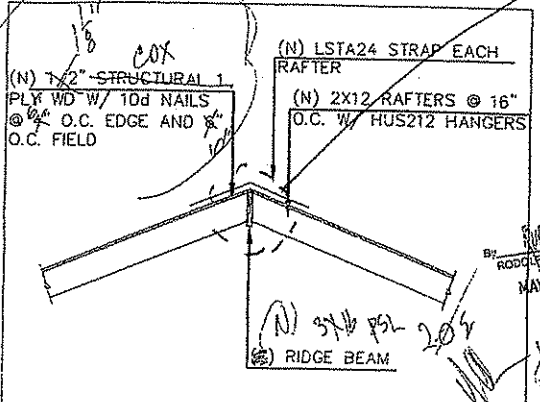


6 PROPOSED EAST ELEVATION
1/8" = 1'-0"

BY
RODOLFO B. PADO, DBI
MAY 17 2010

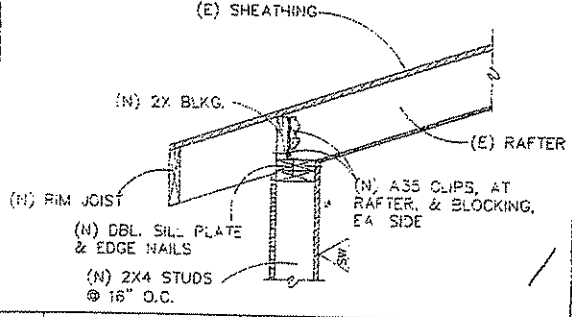
01/16/15
 RODOLFO B. PAOLA, DBI
 MAY 17 2010

WHY DOES THIS
 RIDGE BEAM LABELED
 EXISTING ...



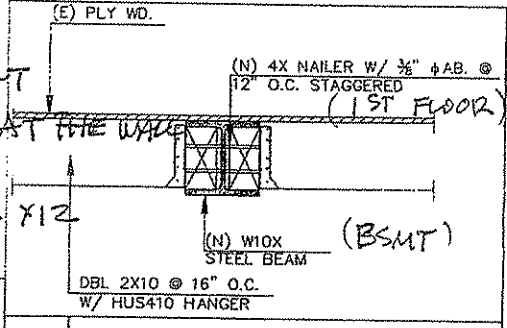
R1 COLLAR TIE DETAIL SCALE: N.T.S.

NOT MATCH THIS
 (E) RIDGE BEAM
 8' AWAY?

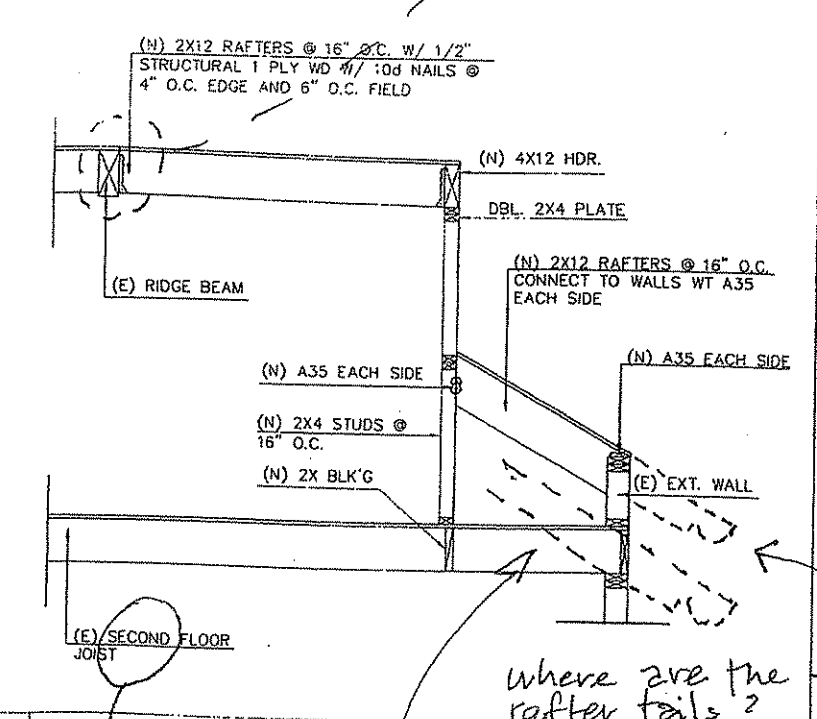


R2 EXT. WALL & RAFTER CONN. SCALE: N.T.S.

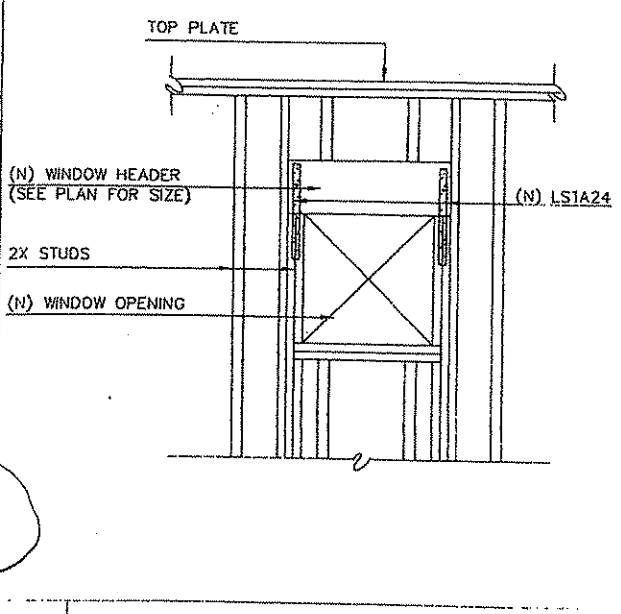
HOW CAN A
 RAFTER THAT
 IS EXISTING AT THE WALL
 IN R.2
 BE NEW 2X12
 IN



C1 STEEL BEAM AND JOIST CONNECTION SCALE: 1"=1'



R3 DORMER CONNECTION DETAIL SCALE: 1/2"=1'



C3 TYPICAL WINDOW HEADER DET

OLD JOISTS
 USUALLY 2X4 OR 6
 OF MOST.

Down here supported by the wall.

where are the
 rafter tails?

EXCERPTS FROM THE 7-21-10 BOARD OF APPEALS HEARING ON 2514 23RD AVENUE

Various Kornfield comments:

KORNFIELD: With regard to some of the concerns that were expressed that the plans might not reflect the accuracy of the actual permit, the building conditions on the job site, we leave that to the district Building Inspector who goes out during the course of construction, and if there is some discrepancy, they can TRY to adjust what is being done. If those discrepancies rise to a certain level, then the Building Code defines WHEN additional permits are required. But we don't do a field inspection to ascertain the clarity of the proposed work and the existing work. However, I understand our staff have been out numerous times to the property, and they have also looked at the permit, and everyone is quite confident it is sufficient to address the problems we're dealing with here.

KORNFIELD: At the time construction takes place, the building contractor will do the form work, and frameup the new foundation walls with steel, ready to pour, and the building inspector will go and look to see if it looks like what the plans show. The exact location of where the existing brick foundation is, is probably not the most critical thing, as long as it ends up being a reinforced foundation that is similar, or very close to, what we see in the plans. It seems like a pretty beefy piece of foundation reinforcement. It is not actually what we call capping, which is usually just adding a piece on the top, usually just to raise the foundation to it get above the grade. This is actually seriously reinforcing the foundation, using the brick as sort of the form for the back of the new foundation walls. So yeah, the field inspector will look it see that it conforms to the plan.

RAFTER TAIL COMMENTS

Vice President Goh: I have a follow-up question to that. Are you finished commissioner Fung? So we heard that the 2x4 rafters were to be replaced by 2x10 rafters, and it did appear from the drawing that that would necessitate moving those rafter tails or removing those rafter tails. That seems to me an historic resource issue.

SANCHEZ: a great point. I would like to note that both on the existing and on the proposed plans, the rafter tails are shown on there. The same detail is on both the existing and proposed additions.

Vice President Goh: how do you address the 2x4 and 2x10 issue? Then how can you retain the tails and replace the rafters?

SANCHEZ: The plans do not show a change in roof pitch or height. And so that would have to be addressed through their construction process. Perhaps, Mr. Kornfield can enlighten us further.

KORNFIELD: Lawrence Kornfield with the Building Department. I might advise asking the project sponsor what his intention is with the roof rafter. I am trying to put it together, but it is not entirely clear immediately to me. I can sit and look at it for another minute though. Perhaps the project sponsor can assist?

DAMIEN QUINN: Correct me if I am wrong. Structurally, we are only interested in the seating of the 2x10 on the wall plate. Many times, you will see where a 2x12 has been used to bring it up to code, as regards to insulation. That is one our key things here for the roof area, because we are going to make it habitable. But with regards that the roof rafter can terminate at the wall plate and be sliced down to a 2x4, 2x6, 2x8 and that exact ornamental cut put back into it. That is our intention, and it is not our intention to change the façade of the house. If you notice the dormers step back I think 16 feet. The stained-glass windows will remain. That is our home. That is our house. We have no intention of changing any of the detail on there. It is very simple. If the board's foot that sits on the wall plate is all the structure that you are concerned about, and then anything after that can be ripped down to a 2x4 or 2x6. Does that make sense?

Vice President Goh: I understand what you are saying. I am not seeing it on the drawings, though. It looks like to me, maybe I am looking at the roof of the dormer. Can you tell me which page you are looking at?

DAMIEN QUINN: I am looking at S3 and a detail on 2. If you look at it again, structurally the rafter can terminate on the wall plate. Then, any form of ornate detail can be added after the fact, because it will be purely nonstructural and it will be purely to keep it Craftsman style.

Vice President Goh: But you see R3 - does that show the rafter terminating at the exterior wall?

QUINN: no. If you look at R3, you are actually seeing the dormer roof, or the roof below the dormer.

Vice President Goh: It is the roof below the dormer that has the rafter tails.

QUINN: correct. The rafter tail is not actually shown on that detail. But, then again, it will be a nonstructural addition and purely cosmetic. It is not included on the detail. I agree it is not included on the detail. One of the things is that the existing rafter tails, although beautifully historic, are, I would say, 60% of them are completely rotted out anyway. Even if we just went for an over the counter roofing permit, they would have to be addressed with the sheathing of the roof and the dry rot of the roof. GOH: OK

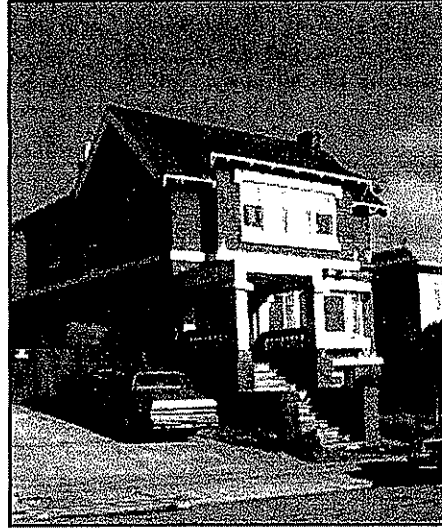
Introduction

Over 100 years old, the Parkside District is still considered one of San Francisco's newer neighborhoods. Part of the greater Sunset District, the Parkside nonetheless has always had a distinct identity created by strong civic groups that nurtured a residential community that felt almost suburban in a big city.

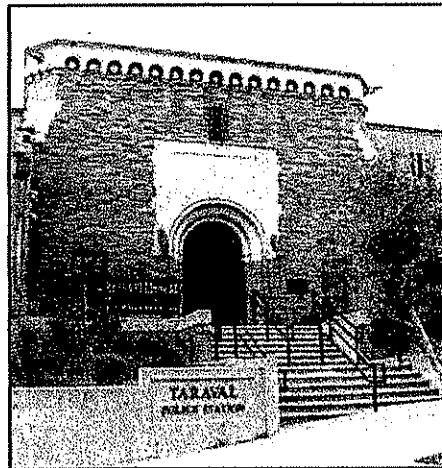
The early residents of the Parkside confronted a land without streetlights or sidewalks, with more rabbits than people. Remote and without political clout, Parksidians learned to band together and speak loudly for streetcar and sewer lines, fire stations, parks, libraries, and schools. They held festivals, dinners, costume balls, and children's fairs to celebrate their community and built one of San Francisco's strongest and most admired neighborhoods out of what was formerly an expanse of dune and scrub.

Craftsman- and Shingle-style architecture typified the first Parkside dwellings, before almost-identical houses filled in the district in the 1920s and 1930s. These familiar stucco buildings, the Sunset District's predominant architectural style, were constructed by ambitious merchant-builders who brought assembly-line manufacturing to house building. Many of the Parkside's "cookie-cutter" houses, well-maintained in a district with one of San Francisco's highest home-ownership levels, can surprise the observer with intriguing decorative elements.

Like many parts of San Francisco, the Parkside is under development pressure as real estate prices rise and land use decisions for a growing city with limited space become more difficult. This historical context statement is designed as a resource for anyone interested in knowing the Parkside District better, and to help make any decision about property and development in this unique San Francisco neighborhood an informed one.



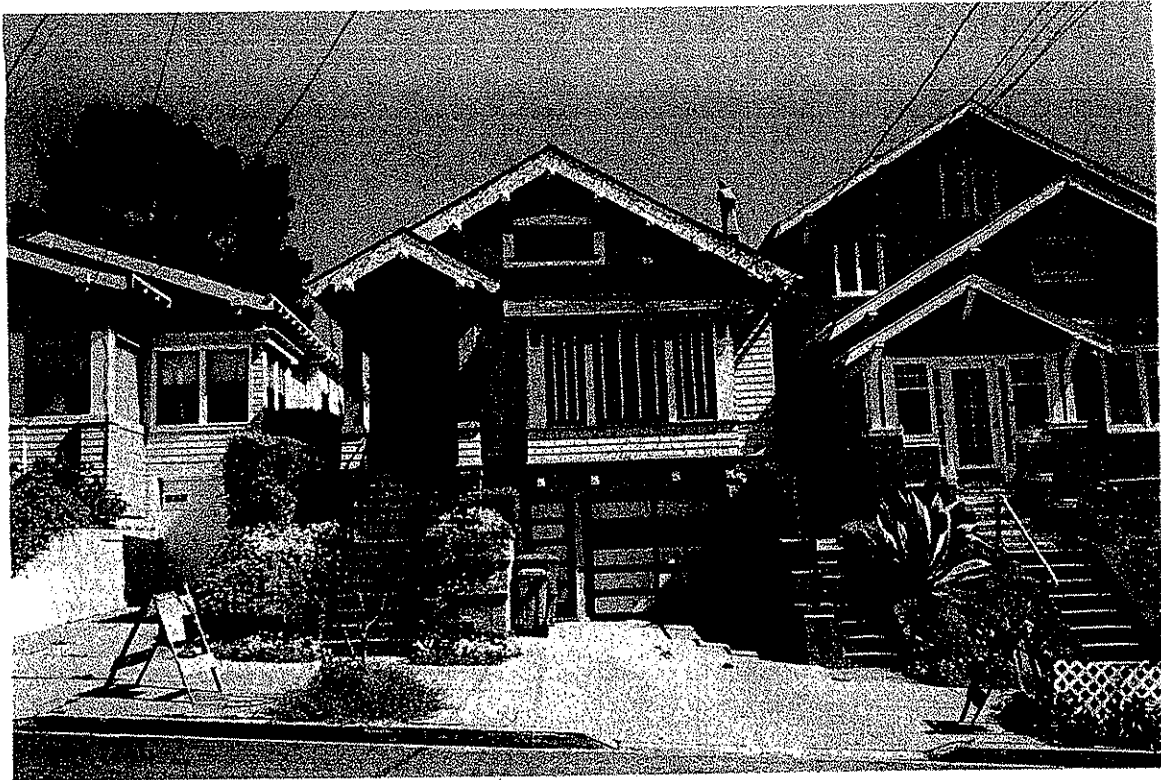
2476-20th Avenue. Built by the Parkside Realty Company in 1922. September 2007 photo.



Taraval Police Station, 2345-24th Avenue. Renovated in 1996. September 2007 photo.

—

2514 23rd AVENUE



2512
(c. 1913)

2514
(c. 1914)

2516
(c. 1917)

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

August 13, 2010

Nancy Wuerfel
2516 – 23rd Avenue
San Francisco, CA 94116

Subject: Appeal of Determination of Exemption from Environmental Review for a Project Located at 2514 – 23rd Avenue.

Dear Ms. Wuerfel:

The Office of the Clerk of the Board is in receipt of a memorandum dated August 13, 2010, (copy attached) from the City Attorney's office regarding the timely filing of an appeal of Determination of Exemption from Environmental Review for the property located at 2514 – 23rd Avenue.

The City Attorney has determined that the appeal was filed in a timely manner.

A hearing date has been scheduled on **Tuesday, September 21, 2010, at 4:00 P.M.**, at the Board of Supervisors meeting to be held in City Hall, Legislative Chamber, Room 250, 1 Dr. Carlton B. Goodlett Place, San Francisco.

Pursuant to the Interim Procedures 7 and 9, please provide to the Clerk's Office by:

8 days prior to the hearing: any documentation which you may want available to the Board members prior to the hearing;

11 days prior to the hearing: names of interested parties to be notified of the hearing.

Please provide 18 copies of the documentation for distribution, and, if possible, names of interested parties to be notified in label format.

If you have any questions, please feel free to contact Rick Caldeira at (415) 554-7711 or Andrea Ausberry at (415) 554-4442.

Very truly yours,

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board

c:
Cheryl Adams, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Marlena Byrne, Deputy City Attorney
Scott Sanchez, Acting Zoning Administrator, Planning Department
Bill Wycko, Environmental Review Officer, Planning Department
AnMarie Rodgers, Planning Department

Tara Sullivan, Planning Department
Nannie Turrell, Planning Department
Robin Mackey, 249 Bocana Street, San Francisco, CA 94110
Cynthia Goldstein, Board of Appeals
Victor Pacheco, Board of Appeals



DENNIS J. HERRERA
City Attorney

MARLENA G. BYRNE
Deputy City Attorney

DIRECT DIAL: (415) 554-4620

E-MAIL: marlena.byrne@sfgov.org

MEMORANDUM

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Marlena G. Byrne *MGB*
Deputy City Attorney

DATE: August 13, 2010

RE: Appeal of Determination of Exemption from Environmental Review for Project
Located at 2514- 23rd Avenue

You have asked for our advice on the timeliness of an appeal to the Board of Supervisors by Nancy Wuerfel, on behalf of the Sunset Parkside Education and Action Committee (SPEAK), received by the Clerk's Office on August 9, 2010, of the Planning Department's determination that a project located at 2514- 23rd Street is exempt from environmental review under the California Environmental Quality Act ("CEQA"). The proposal would involve structural work to the foundation, roof framing and the addition of roof dormers, window replacement, and interior work to the building, which is a single-family residence. The Appellant provided a copy of Building Permit No. 2010/05/05/1781, which included an exemption determination for the proposed project.

Building Permit No. 2010/05/05/1781 was issued on May 18, 2010, but was suspended on June 1, 2010 by request of the Board of Appeals after an appeal was filed by Nancy Wuerfel on May 27, 2010, (Board of Appeal No. 10-059). The Board of Appeals held a hearing on the permit appeal on July 21, 2010, but, after closing the public hearing, continued the matter without decision until August 18, 2010.

Given the above information, it is our view that the appeal is ripe and timely because the permit has not become final due to the continuance at the Board of Appeals. Therefore, the appeal should be calendared before the Board of Supervisors. We recommend that you so advise the Appellant.

Please let us know if we may be of further assistance.

MGB

cc: Rick Caldeira, Deputy Director, Clerk of the Board
Cheryl Adams, Deputy City Attorney
Kate Stacy, Deputy City Attorney
John Rahaim, Director, Planning Department
Scott Sanchez, Acting Zoning Administrator, Planning Department
Bill Wycko, Environmental Review Officer, Planning Department
AnMarie Rodgers, Planning Department
Tara Sullivan, Planning Department

Memorandum

TO: Angela Calvillo
Clerk of the Board of Supervisors
DATE: April 6, 2010
PAGE: 2
RE: Appeal of Determination of Exemption from Environmental Review for Project
Located at 2514- 23rd Avenue

Nannie Turrell, Planning Department
Ben Fu, Planning Department
Cynthia Goldstein, Board of Appeals



DENNIS J. HERRERA
City Attorney

MARLENA G. BYRNE
Deputy City Attorney

DIRECT DIAL: (415) 554-4620
E-MAIL: marlena.byrne@sfgov.org

MEMORANDUM

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Marlena G. Byrne *MGB*
Deputy City Attorney

DATE: August 13, 2010

RE: Appeal of Determination of Exemption from Environmental Review for Project
Located at 2514- 23rd Avenue

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Please let us know if we may be of further assistance.

MGB

cc: Rick Caldeira, Deputy Director, Clerk of the Board
Cheryl Adams, Deputy City Attorney
Kate Stacy, Deputy City Attorney
John Rahaim, Director, Planning Department
Scott Sanchez, Acting Zoning Administrator, Planning Department
Bill Wycko, Environmental Review Officer, Planning Department
AnMarie Rodgers, Planning Department
Tara Sullivan, Planning Department

Memorandum

TO: Angela Calvillo
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DATE: April 6, 2010
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RE: Appeal of Determination of Exemption from Environmental Review for Project
Located at 2514- 23rd Avenue

Nannie Turrell, Planning Department
Ben Fu, Planning Department
Cynthia Goldstein, Board of Appeals


BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

August 10, 2010

To: Cheryl Adams
Deputy City Attorney

From: Rick Caldeira 
Deputy Director

**Subject: Appeal of Categorical Exemption from Environmental Review for
Property Located at 2514-23rd Avenue, Block 2423, Lot 37**

An appeal of categorical exemption from environmental review issued for property located at 2514-23rd Avenue, Block 2423, Lot 37, was filed with the Office of the Clerk of the Board on August 9, 2010, by Nancy Wuerfel on behalf of Sunset Parkside Education and Action Committee (SPEAK).

Pursuant to the Interim Procedures of Appeals for Negative Declaration and Categorical Exemptions #5, I am forwarding this appeal, with attached documents, to the City Attorney's office to determine if the appeal has been filed in a timely manner. The City Attorney's determination should be made within 3 working days of receipt of this request.

If you have any questions, you can contact me at (415) 554-7711.

c: Angela Calvillo, Clerk of the Board
Kate Stacy, Deputy City Attorney
Marlena Byrne, Deputy City Attorney
Scott Sanchez, Zoning Administrator, Planning Department
Bill Wycko, Environmental Review Officer, Planning Department
Nannie Turrell, Planning Department
AnMarie Rodgers, Planning Department
Tara Sullivan, Planning Department

NANCY WUERFEL, 2516 23RD AVENUE, SAN FRANCISCO, CA 94116

August 9, 2010

David Chiu, President
San Francisco Board of Supervisors
1 Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Appeal of Categorical Exemption/Exclusion from Environmental Review
2514 23rd Avenue, Block 2423, Lot 37
Building Permit # 201005051781

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2010 AUG - 9 PM 1:52
BY AS

Dear President Chiu and Members of the Board:

INTRODUCTION

This appeal of the categorical exemption for a project at 2514 23rd Avenue is made by Nancy Wuerfel and the Sunset Parkside Education and Action Committee (SPEAK). The proposed project was approved by an over-the-counter building permit and will include a massive alteration of a potential historic building that has not been afforded an adequate or complete environmental review in violation of the Department's procedures. The removal of the entire roofing structure down to the attic floor has the potential to irrevocably alter the appearance of the building and to destroy significant architectural detail. The flawed Planning Department review resulted in a categorical exemption that denies the protections to historic resources afforded by the Secretary of the Interior's Standards for Treatment of Historic Properties and the Planning Department's preservation procedures. The proposed project should be returned to the Department for further review, for an assessment of the project's potential impacts, and for recommendations to mitigate those impacts.

BACKGROUND:

The subject property is located at the upper end of the 23rd Avenue hill at Ulloa and is the third house in a row of four Craftsman style shingled houses built between 1913 and 1918 by private builders. The contiguous four houses share the same general architectural features, the most important of which is their gabled roof lines (see attached photographs). The subject property was completed in 1914 and is the most ornately decorated of the four houses, displaying many unique façade details, individual notches on each rafter tail on the building's perimeter and stained glass windows. This house is featured on page 28 of San Francisco's Parkside District: 1905-1957 by Brandi and LaBounty, which is a context statement formally adopted by the Planning Department and Landmarks Advisory Board in May, 2008.

The age of the subject property, its grouping with four architecturally similar buildings, and its inclusion as part of the early development of the Parkside District require that the property be considered a potential historic resource. It is clearly worthy of further environmental

evaluation beyond the cursory review performed over-the-counter, that determined a Class 3 categorical exemption.

PROJECT DESCRIPTION

The \$150,000 project includes removing all the original roof framing down to the attic floor, adding four dormers that change the roof line from gabled to flat on the south side, replacing 90% of the windows and trim without compliance with the "2010 Window Standards for Replacement," excavating over 2600 cubic feet of earth from the basement, constructing new retaining walls and foundations, seismic retrofitting of the building including new first and second floor supports, and remodeling the kitchen and four bathrooms. The required structural upgrades, added to the plans by the Department of Building Inspection (DBI) engineers, will negatively impact the historic façade of the building. There has been no evaluation of these upgrades by Planning staff because of the over-the-counter process.

CEQA ISSUES

POTENTIAL HISTORIC RESOURCE WITHOUT CORRECT ANALYSIS

The Planning staff that reviewed the project was unfamiliar with historic resources in the southwest quadrant of the city, unfamiliar with the Parkside District Context Statement adopted by the Planning Department, and unfamiliar with potential historic resource represented by the four homes on 23rd Avenue of which the subject property is a part. The environmental planner should have referred to the context statement for additional historic information. The visual impact of the many changes to the building were not considered in the aggregate for this potential historic resource. The visual impact of the changes to the row of the four houses was not acknowledged or considered in the analysis. The "Historic Resource Review Form" that was used is out of date and has been replaced by the "Environmental Evaluation Application" that requires completion of the Supplemental Information form for alterations to structures constructed 50 or more years ago. Using this form would have directed staff to the appropriate depth of review for the project, such as consulting context statements and requiring photographs of the property and adjacent structures, etc.

THE INADEQUATE OVER-THE-COUNTER REVIEW OF THE PROJECT

Staff's over-the-counter Planning review short changed the application of the Residential Design Guidelines (RDG) for this project. Though the building was acknowledged as a Category B "Potential Historical Resource," it was not protected as such using the Special Guidelines provided by the Secretary of the Interior's Standards. There was no recommendation to preserve or repair the original building materials that are essential to the historic integrity of the building, such as retaining the ornamental rafter tails on the perimeter of the building. There was no attempt to mitigate the flattening effect on the roof line by the dormers that stick out straight off the center of the roof. There was no requirement for replacement windows to match the wood windows original to the building, or even to have the project provide a description of what kind of windows and materials were envisioned.

The potential negative impacts on the historic façade of the building by the structural design changes required by Building Engineering staff were never evaluated by Planning staff because of the expedited review process. The structural changes will result in enlarging the building envelope (raising the roof height) to accommodate them. The revised, true scope of the project must be reviewed by Planning staff.

THE INACCURACY OF USING A CATEGORICAL EXEMPTION

The building application is stamped categorically exempt from environmental review on 5/5/10 by Planning before the plans had been evaluated by DBI staff and the full scope of work was known. This determination was premature in light of incomplete DBI plan review on 5/5/10. The Review Form has Class 3 checked as the exemption. This exemption applies to "new, small facilities or structures...and the conversion of existing small structures from one use to another." The project does not fit this definition. It is inaccurate for Planning staff to find that there is no impact on a building of this vintage by the massive scope of the project outlined in the plans, and that the project is exempt from an environmental review.

THE APPELLANTS' REQUEST

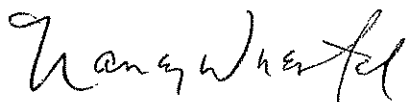
The applicant, adjacent neighbors, and the neighborhood organization SPEAK have been denied knowledge about the proposed project at 2514 23rd Avenue because no Section 311 notice has been required. When Planning staff failed to remove this project from the expedited over-the-counter review, they also failed to comply with the Planning Code. Section 311 requires the review of "building permit applications for lots in R Districts in order to determine compatibility of the proposal with the neighborhood and for providing notice to property owners and residents neighboring the site of the proposed project and to interested neighborhood organizations, so that concerns about a project may be identified and resolved during the review of the permit."

The appellants respectfully request that the Board of Supervisors reject the Department's determination of a categorical exemption and require an environmental review of the impacts of the proposed approved project.

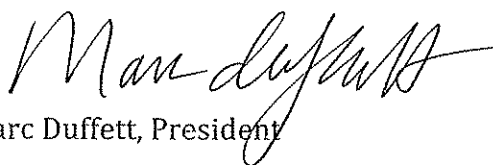
Thank you for considering this request.

Sincerely,

SUNSET PARKSIDE EDUCATION AND ACTION COMMITTEE



Nancy Wuerfel

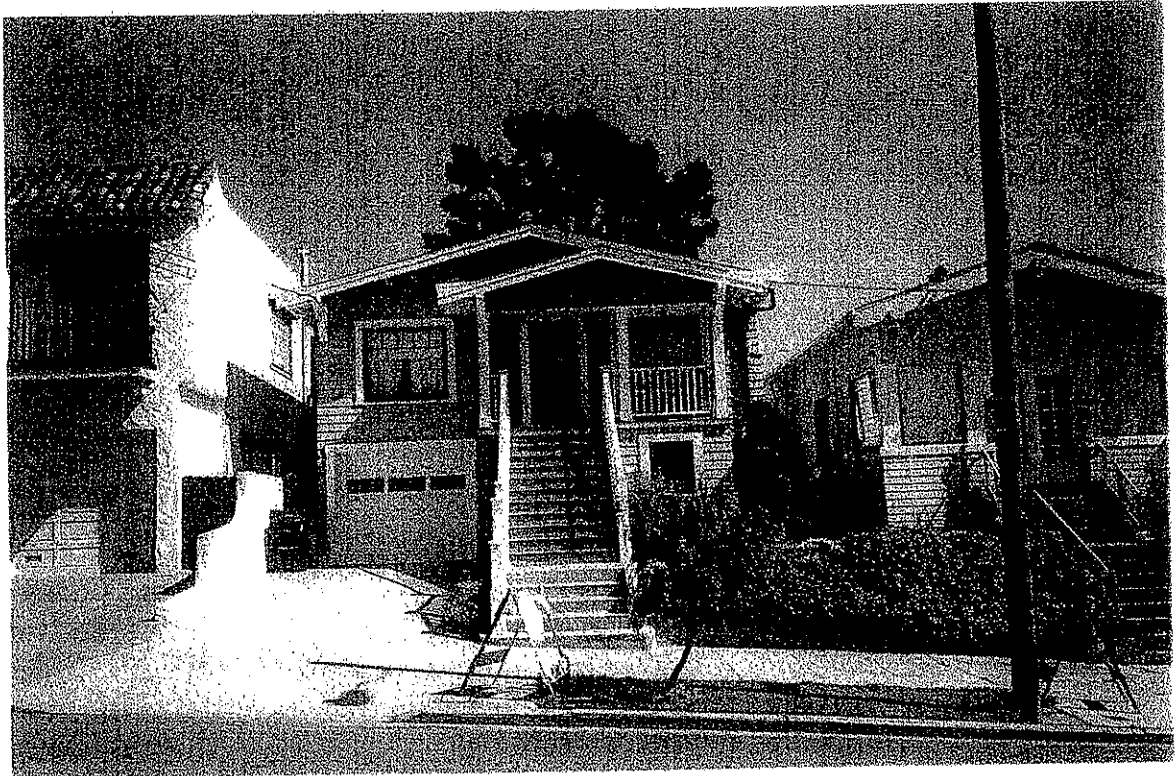


Marc Duffett, President

attached : photographs
Building Permit # 201005051781

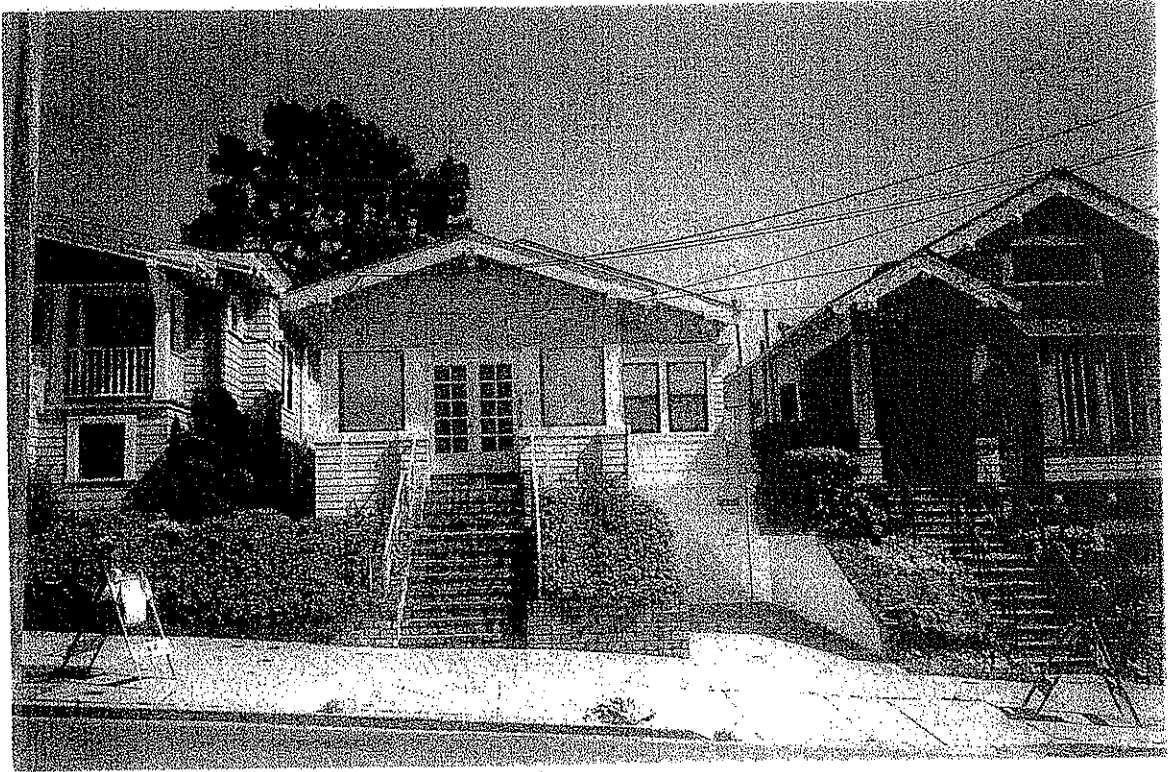
415-731-6432

415-566-7020



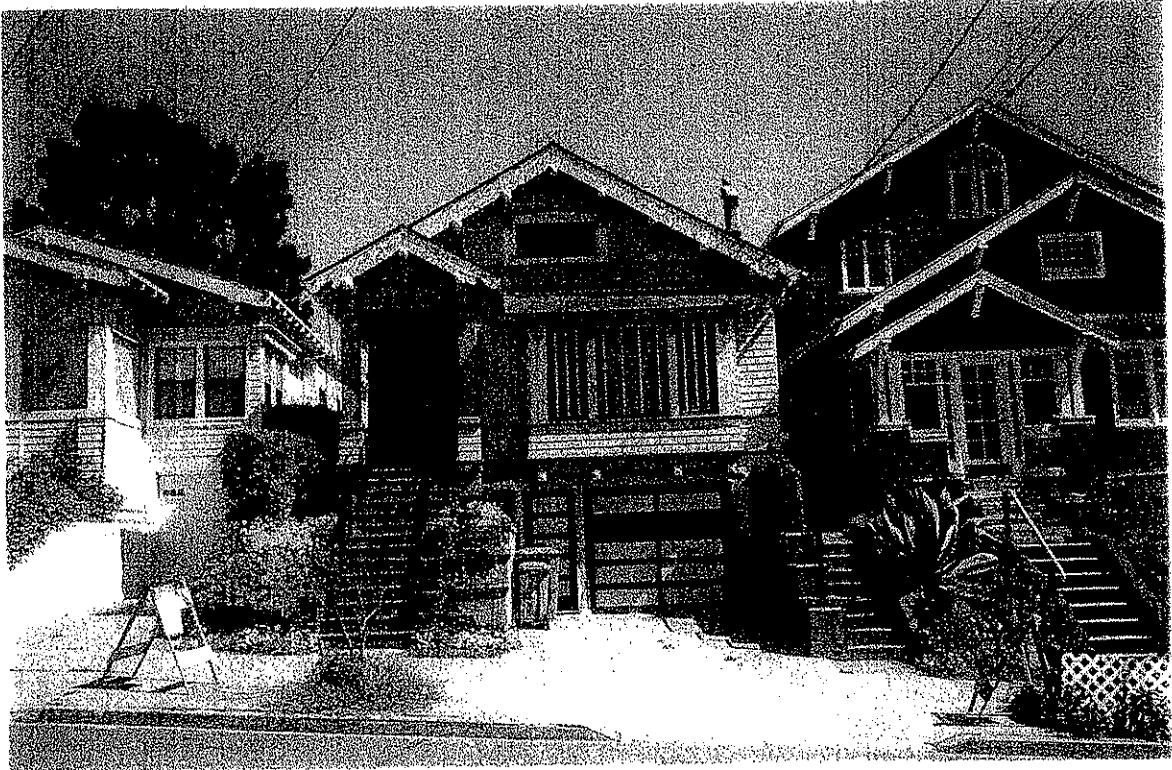
2506 23rd AVENUE

(East Side)



2512 23rd AVENUE

(East Side)



2514 23rd AVENUE

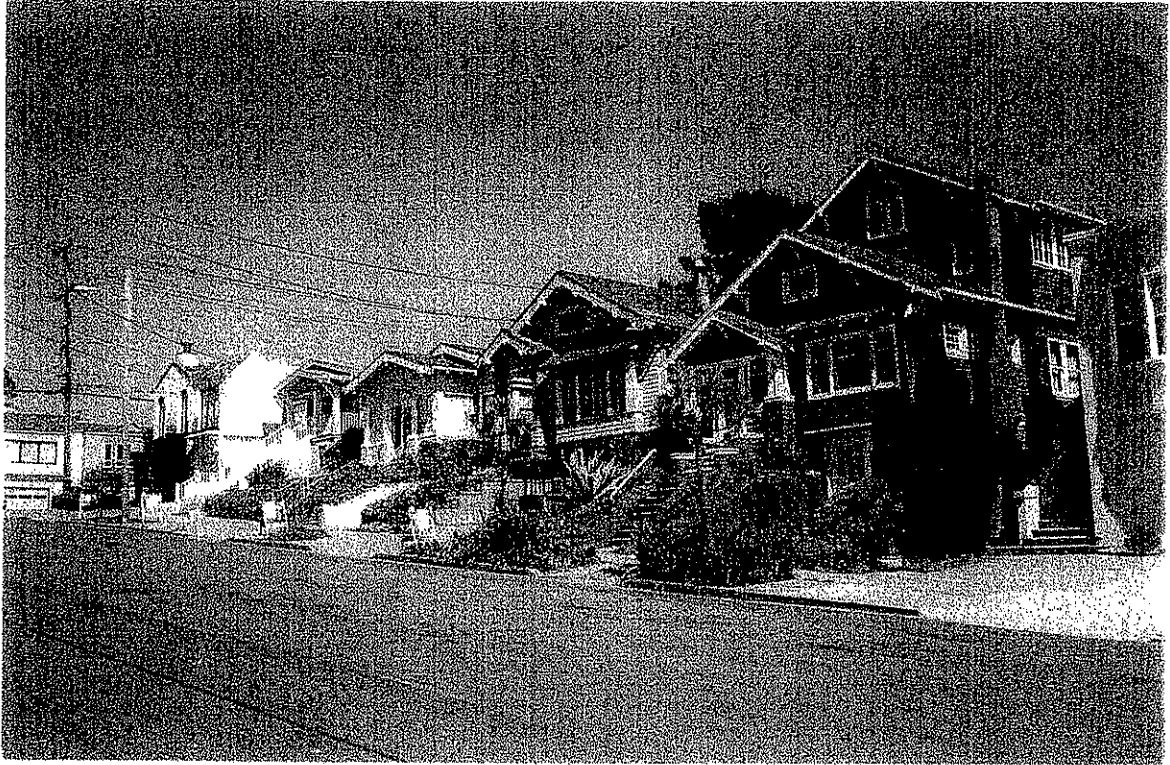
(East Side)

Subject Property



2516 23rd AVENUE

(East Side)



LOOKING NORTH ON 23rd AVENUE

(East Side)



LOOKING SOUTH ON 23rd AVENUE

(East Side)

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED: By <u>Rodolfo B. Pada, DBI</u> MAY 17 2010 <i>Rodolfo Pada</i> BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: <u>5/5/10</u> REASON: <u>check by Rodolfo Pada</u>
<input type="checkbox"/>	APPROVED: CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW Route any changes in Building Dimensions, Exterior Materials, Window Location, Size or Materials, or Use to the Planning Department for reapproval. <u>DEPARTMENT OF CITY PLANNING</u> <i>Per plans, has application only NO BLDG. EXPANSION OR CHANGE. CHANGES. Rodolfo Pada 5/5/10</i>	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY <i>PP 5/17/10</i>	DATE: <u>5.5.10</u> REASON: <u>(BID) OK PROCESS FOR COMPLIANCE WITH NY 201030667</u>
<input type="checkbox"/>	APPROVED: _____ MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION <i>5/17/10</i>	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED: As Noted on Plans Application By <u>Rodolfo B. Pada, DBI</u> MAY 17 2010 CIVIL ENGINEER, DEPT. OF BLDG INSPECTION SPECIAL REQUIREMENTS SECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: Call 415-558-5570, to schedule inspections of ENGINEERING building, electrical and plumbing. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits. DEPARTMENT OF PUBLIC HEALTH <i>NA, PP 5/17/10</i>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY <i>5/17/10</i>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT _____

Complaints
 # 200906761 - PFD
 # 200680920 - PFD
 # 201020664 - BID No Penalty

APPROVED
 Dept. of Building Insp.
 MAY 18 2010

BLDG. FORM 318
 APPLICATION NUMBER: 201005051781
 APPROVAL NUMBER:
 APPROVED FOR ISSUANCE
 MAY 18 2010

**APPLICATION FOR BUILDING PERMIT
 ADDITIONS, ALTERATIONS OR REPAIRS**

**CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF BUILDING INSPECTION**

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

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

DO NOT WRITE ABOVE THIS LINE

DATE FILED: 5.5.2010	PLUMBING FEE RECEIPT NO. DPF FEE	(1) STREET ADDRESS OF JOB: 2514-23RD AVE	BLOCK & LOT: 2423/037
PERMIT NO. 1212104	ISSUED: 05-18-10	(2A) ESTIMATED COST OF JOB: \$150,000.00	(2B) REVISED COST: \$150,000.00
		BY: [Signature]	DATE: 5/17/10

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

(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
V-B	2	1	SFD	R-3	1

(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
V-B	2	1	SFD	R-3	1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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(14) GENERAL CONTRACTOR: [Signature]	ADDRESS: 500 AIRPORT BLVD	PHONE: 415 710-9323	EXPIRATION DATE: 9/3/20
(15) OWNER - LESSEE (CROSS OUT ONE): MARY GALVIN	ADDRESS: 2514 23RD AVE	PHONE: 415 242-3433	

(15) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) COMPLY WITH MSV 201030664, 200606 & COMPLAINT 200906761
 CONCRET CRANE, SPACE TO STORAGE CAP EXISTING FOUNDATION, ROOF FRAMING AND ADD 3 BORNERS, STAIRS FROM BASEMENT TO ATTIC, REPLACE WINDOWS - TRIM IN KITCHEN REMODEL KITCHEN AND BATHROOMS.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORZ. EXTENSION TO BUILDING?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.				
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (YES SHOW ON PLOT PLAN)	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/>): SPASCOH Engineering	ADDRESS: 1663 TURK ST	CALIF. CERTIFICATE NO.: 35919C
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN"):		

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
 No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts See Sec 385, California Penal Code.
 Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
 Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.
 ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
 BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
 APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).
 THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
 In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.
 CHECK APPROPRIATE BOX
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands, actions or damages resulting from operations under this permit, regardless of negligence of the City or County of San Francisco, and to assume the defense of the City or County of San Francisco against such claims, demands or actions.
 In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V) whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.
 I hereby affirm under penalty of perjury one of the following declarations:
 () I 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.
 (X) I have and will maintain workers' compensation insurance, as required by Section 3700 of Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: STATE FARM
 Carrier: [Signature]
 Policy Number: 0031769-2008
 () 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 emp any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply 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 workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.
 Signature of Applicant or Agent: [Signature]
 Date: MAY 05 / 10

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal No. 10-059

Appeal of
NANCY WUERFEL)
) Appellant(s)
)
 vs.)
)
DEPT. OF BUILDING INSPECTION,)
PLANNING DEPT. APPROVAL) Respondent

NOTICE OF APPEAL

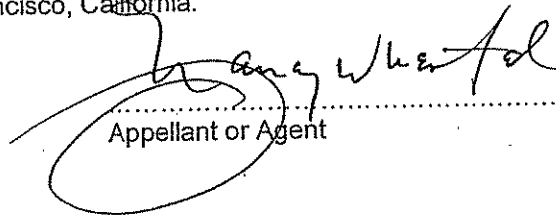
NOTICE IS HEREBY GIVEN THAT the above named appellant(s) appeals to the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the issuance on May 18, 2010, to Mary Galvin, Permit to Alter a Building (comply with NOV Nos. 201030664, 200608930 and 200906761; convert crawl space to storage; cap existing foundation; roof framing; add three dormers; stairs from basement to attic; replace windows and trim in-kind; remodel kitchen and bathrooms) at 2514 - 23rd Avenue.

APPLICATION NO. 2010/05/05/1781

Address & Tel. of Appellant(s):	Address & Tel. of Permit Holder(s):
Nancy Wuerfel, Appellant 2516 - 23 rd Avenue SF, CA 94116 415.731.6432 (tel)	Mary Galvin, Permit Holder 2514 - 23 rd Avenue SF, CA 94116 415.242.3433 (tel)

Nancy Wuerfel declare under penalty of perjury that the foregoing is true and correct.
 Entered on May 27, 2010 at San Francisco, California.
 FOR HEARING ON July 21, 2010.


 Appellant or Agent



SAN FRANCISCO PLANNING DEPARTMENT

NEIGHBORHOOD ORGANIZATION FEE WAIVER REQUEST FORM

Appeals to the Board of Supervisors

1660 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

This form is to be used by neighborhood organizations to request a fee waiver for CEQA and conditional use appeals to the Board of Supervisors.

Should a fee waiver be sought, an appellant must present this form to the Clerk of the Board of Supervisors or to Planning Information Counter (PIC) at the ground level of 1660 Mission Street along with relevant supporting materials identified below. Planning staff will review the form and may sign it 'over-the-counter' or may accept the form for further review.

Should a fee waiver be granted, the Planning Department would not deposit the check, which was required to file the appeal with the Clerk of the Board of Supervisors. The Planning Department will return the check to the appellant.

TYPE OF APPEAL FOR WHICH FEE WAIVER IS SOUGHT

[Check only one and attach decision document to this form]

- Conditional Use Authorization Appeals to the Board of Supervisors
- Environmental Determination Appeals to the Board of Supervisors (including EIR's, NegDec's, and CatEx's, GREs)

REQUIRED CRITERIA FOR GRANTING OF WAIVER

[All criteria must be satisfied. Please check all that apply and attach supporting materials to this form]

- The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of that organization. Authorization may take the form of a letter signed by the president or other officer of an organization.
- The appellant is appealing on behalf of a neighborhood organization which is registered with the Planning Department and which appears on the Department's current list of neighborhood organizations.
- The appellant is appealing on behalf of a neighborhood organization, which was in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications, and rosters.
- The appellant is appealing on behalf of a neighborhood organization, which is affected by the project, which is the subject of the appeal.

APPELLANT & PROJECT INFORMATION [to be completed by applicant]	
Name of Applicant: MARC DUFFETT	Address of Project: 2514 23RD AVE, SF
Neighborhood Organization: S.P.E.A.K.	Planning Case No: NONE
Applicant's Address: 1329 7TH AVE, SF 94124	Building Permit No: 201005051781
Applicant's Daytime Phone No: 415-731-6432	Date of Decision: 5/5/10
Applicant's Email Address: NANCENUMBER1@AOL.COM	PERMIT ISSUED: 5/18/10

DCP STAFF USE ONLY	
<input type="checkbox"/> Appellant authorization	Planner's Name: _____
<input type="checkbox"/> Current organization registration	Date: _____
<input type="checkbox"/> Minimum organization age	Planner's Signature: _____
<input type="checkbox"/> Project impact on organization	
<input checked="" type="checkbox"/> WAIVER APPROVED	<input type="checkbox"/> WAIVER DENIED

* CONTACT INFORMATION FOR SPEAK APPELLANT - NANCY WUERFEL

SPEAK SUNSET PARKSIDE EDUCATION AND ACTION COMMITTEE
1329 7th Avenue, San Francisco, CA 94122-2507 (415) 976-4816

August 6, 2010

TO: Planning Department

FROM: Sunset Parkside Education and Action Committee (SPEAK)

RE: Application for fee waiver for an appeal of a Categorical Exemption
Project address: 2514 23rd Avenue, block 2423, lot 037
Building Permit #201005051781 (no Planning case number)
Date of Decision: 5/5/10


The Sunset Parkside Education and Action Committee (SPEAK) and its member, Nancy Wuerfel, are appealing the environmental determination of a categorical exemption for a building alteration project at 2514 23rd Avenue to the Board of Supervisors.

Ms. Nancy Wuerfel has been a member of our organization since 1993 and is authorized to file the appeal on behalf of SPEAK. SPEAK has been a recognized community organization with the Planning Department for many years and appears on their list of approved neighborhood organizations.

SPEAK was formed in 1969 and we proudly just celebrated our 40th year of serving the Sunset and Parkside communities.

SPEAK has documented our opposition to the 2514 23rd Avenue project, which is the subject of this appeal, in a letter to the Board of Appeals.

SPEAK respectfully requests a waiver of the \$500 fee for the attached appeal.



Marc Duffett, President

8/6/2010

Date

Enclosures

SPEAK SUNSET PARKSIDE EDUCATION AND ACTION COMMITTEE
1329 7th Avenue, San Francisco, CA 94122-2507 (415) 976-4816

June 21, 2010

The Board of Appeals
1650 Mission Street, room 304
San Francisco, CA 94103

RE: Appeal #10-059; Subject Property: 2514 23rd Avenue

Dear Members of the Board:

The Sunset Parkside Education and Action Committee (SPEAK) is the oldest currently active community organization serving the greater Sunset districts. Since 1969, our mission has been to educate and inform residents about matters of mutual interest and represent community concerns to elected officials and public agencies in order to work together to improve the quality of urban life. Our preservation committee, SAHRIC (Sunset Architectural and Historic Resource Inventory Committee) was established by SPEAK to promote well informed and appropriate local development, and has received grants to support its work, including one from the Mayor's Office.


SPEAK is a recognized and respected neighborhood group by city agencies wishing to reach out to the public. We are on the Section 311/312 neighborhood notification list to work with the Planning Department and project sponsors, to develop properties in a sensitive and appropriate way, identifying potential or actual historic resources found in our community that require special attention in alteration projects.

At our June 21, 2010 meeting, the SPEAK Board of Directors voted to support the appeal of the issuance of the building permit. The property at 2514 23rd Avenue is an historic building having been built in 1914, and as such, deserves to be reviewed by the Planning Department, the neighbors, and organizations such as SPEAK to ensure that the proposed alterations comply with the Residential Design Guidelines. The Guidelines state that "all proposed exterior alteration to residential buildings in RH zoning districts must comply with design policies...". Section 311 of the Planning Code mandates compliance with the Guidelines, as well as other public notification measures.

The building permit includes "roof framing and adding 3 dormers" which does warrant careful review to ensure that the changes visible from the public right of way do not compromise the historic characteristics of the house. The Guidelines also state that "a building's original materials are essential to its historic integrity. Replace only those materials or components that cannot be repaired." How much of the original framing will remain?

The issuance of the "over the counter permit" with an inadequate Planning Department review has circumvented the Section 311 process, clearly required for this project. We request that the Board revoke the permit to allow the appropriate Planning and public review to take place before proceeding with the project.

Sincerely,


Marc Duffett
President

Sunset Parkside Education and Action Committee

SPEAK

SUNSET-PARKSIDE EDUCATION AND ACTION COMMITTEE
1329 - 7th Avenue, San Francisco, CA 94122-2507 (415) 979-4816

LOCAL BALLOT ISSUES FORUM

WHEN: Monday, October 18, 2004
7:00 PM

WHERE: 3201 Ulloa Street at 33rd Avenue
(Grace Lutheran Church)

**Come and hear pro and con speakers on all the local measures
that will appear on the November 2, 2004 election ballot.**

For more information, contact Tess Manalo-Ventresca at 415/731-1434.