Irving Zaretsky
IIZ@Pacbell.Net
cell: 415-559-6875
Home: 415-922-7609

October 20, 2014

REQUEST FOR CEQA HEARING

Board of Supervisors
Ms. Angela Calvillo
Clerk of the Board
City Hall, Room 244
San Francisco, CA 94102

RE: 2853-2857 BRODERICK STREET (subject property)
Lot 002 Block 0947
Permit: 201307010898, 201103111905, 201103252839, 201108031630, 201209260727, 201309247638, 201309066151
Previously heard by:
Planning Commission DR Review Hearing September 18, 2014

CEQA Categorical Exemption Determination by Shelley Caltagirone July 3, 2014
Case No. 2013.0433E
Historic Resource Evaluation Response by Shelley Caltagirone July 2, 2014
Case No. 2013.0433E
Project Evaluation by Tina Tam July 2, 2014 (for Drawings dated May 1, 2014)

APPELLANTS:

Irving Zaretsky (Zeeva Kardos, Kate Polevoi)
Tim Arcuri

Dear Members of the Board of Supervisors:

We are requesting a CEQA Hearing for the above captioned subject property. The City Planning Department has issued a CEQA CATEGORICAL EXEMPTION DETERMINATION (CASE NO. 2013.0433E -- Shelley Caltagirone, Preservation Planner) on July 3, 2014 based on HISTORICAL RESOURCE EVALUATION RESPONSE (Case No. 2013.0433E) issued June 24, 2014 and PROJECT EVALUATION issued by Tina Tam on July 2, 2014.

We are hereby appealing the City Planning Department Exemption based on its stated

conclusions:

1. "that the proposed project would not cause a substantial adverse change in the significance of the resource to render it materially impaired"; and
2. "...the proposed project would not have an adverse effect on off-site resources such as adjacent historic properties."

3, That the proposed project will not have a significant effect on the environment.

The Planning Department was in error in granting the Exemption and we are requesting that the Department's Decision to issue a Categorical Exemption be returned to the Department for additional environmental review by the staff.

NEIGHBORHOOD BACKGROUND

The subject property is located in the Cow Hollow neighborhood on Broderick street bounded by Filbert street on the north and Union street on the south. That block of Broderick and the adjoining Filbert and Union street blocks are part of the residential building design and architectural style of the First Bay Tradition between the period of 1870 and 1930. This property was built around 1890 and is reputed to be the original farm house of the farm that was subdivided into the various currently existing homes. The property is about 125 years old.

The subject property at 2853-2857 Broderick is 125 years old. and is reputed to be the original farm house that preceded the other historic resources adjoining it and existing in the quadrant of Broderick, Baker, Filbert and Union streets. It is the clearest example of the First Bay Tradition building style and residential building plan for mixed housing

of single family homes and two unit flats that characterized the development of Cow Hollow between 1870 and 1930.

The residential building pattern of the block consists of single family, two and three story homes on the East side of Broderick street and the South side of Filbert street; and two and three story multi residence buildings, consisting of two flats each, on the West side of Broderick and on the North side of Filbert street.

While the single family homes on the East side of Broderick are attached, the distinct style of the two family flats on the West side of Broderick are unattached structures with wide separation of almost eight feet between each structure. These wide alleyways allow each structure to be fully viewed from the adjacent public walkways and roadway so that every aspect of the building from side set back to roof top are visible in their various details to all passers by. These wide set backs allow for air, light, privacy and safety between each building structure. Historically, the subject property, as well as all other two flat structures on the West side of Broderick, were rental housing with affordable rents for middle class renters who were either married couples (with or without children), room-mates, or single individuals. The rental units were consistent with the affordability of Marina apartments and somewhat more affordable than the Pacific Heights apartments. This diversity of housing options together with the diversity of populations occupying the structures contributed to the overall living environment of this section of Cow Hollow, both architecturally and socially. The two combined inseparably to impact the physical structures in style, feel, and overall neighborhood character. Many of the flats were owner occupied with the remaining flat rented out.

The most visible characteristic of the flats on the West side of Broderick was the scale

of the buildings and how they followed the slope of the hill. The roof lines have been staggered to follow the descending slope. This is a characteristic of many sloped streets with historic homes in San Francisco.

The characteristic for which the entire block bounded by Broderick, Baker, Union and Filbert streets is known for is the backyard gardens of the structures that collectively create an enormous lush open space that is unique. The backyard open space quality has been one of the features emphasized by the Cow Hollow Guidelines.

None of the historic adjoining homes have roof decks. None of the homes have encroached on the side yard set backs. All the homes have maintained substantial back yards.

The garage openings, of those structures with garages, have been kept to a height between 6'9" and 7'2" for the most recently created garages. The subject property created an 8' 3" garage opening.

None of the roof dormers have been altered and the entry systems in the facade of the adjoining buildings have been kept as originally designed.

The historical physical and social characteristic of the blocks of Broderick and Filbert streets lies in large measure due to the history of the Presidio and the need, historically, to create overflow housing for those who were not accommodated in the Presidio. The architecture, physical building design, allocation of planned living spaces into flats and single family houses contribute to the total environment of this part of Cow Hollow.

BACKGROUND TO 2853-2857 BRODERICK

This structure was originally built as two flats with a one level flat at 2853 Broderick and a duplex flat at 2857 Broderick. The building was always owner occupied at 2857 Broderick and a rental lower flat at 2853 Broderick.

The Conrad family who sold the building to Pam Whitehead and Melinda Nykamp lived in the building for about fifty years. They were originally renters of the lower flat at 2853 Broderick and a few years after moving in they purchased the building with the furniture of the upper flat from the family of the previous owners. They moved up to the duplex flat at 2857 Broderick and rented out 2853 Broderick. That lower flat had been continuously, and without interruption, rented out at highly affordable rents for families, couples, room-mates or single individuals.

Around March of 2010 there was a fire in the building caused by arson. Since that time the building has been vacant. The previous owner wanted to repair the structure and move back into it, but a variety of contractors gutted the building, and lack of proper insurance compensation along with the old age issues of Mrs. Conrad caused her to sell the structure to its current owners.

A variety of permit issues, from garage installation to development matters, have been going on since that time. The current owners bought the building in about May of 2012, although they had been in the process of buying the property since about March of 2012 (as related by Mrs. Conrad). The purchase price was $1,800,000 with the current owners paying a down payment of $50,000 and the seller taking back a three year mortgage of about $1,750,000.

Once the new owners took over the property they took over the building plans in place and the architect stayed on.

A series of Hearings were held dealing with the plans which concluded with a CEQA Hearing set for September 4, 2012. Supervisor Farrell negotiated a Settlement Agreement (enclosed) which was signed by the current owners and, at their demand, by all the adjoining neighbors on the West side of Broderick street and south side of Filbert street.

The Agreement is a one document and appendix of plans which is non-severable and provided a road map of how to amend the Agreement. In addition it focused on three elements: The building was to be raised only 36" as measured from the center top curb of the Broderick street facade; The rear stairwell was to be left intact and the firewall left as is; the south side set back was to be left as is with no expansion or encroachment of any kind. Through the work of City Planning, Historical Preservation and Building Department, a second means of egress was created for the flat at 2853 Broderick through the garage with adjustments made to the entryways of both flats.

It was agreed, and so maintained by all signatories, that the exterior envelope of the building was to remain in tact and not to be increased nor increase the footprint of the building.

The Agreement was signed at Supervisor Farrell's office on September 4, 2012 and the Appellants withdrew their CEQA appeal so that the construction could begin ASAP according to the agreed upon plans and Agreement (one, non-severable document).

The Board of Appeals approved and issued Permit No. 2013070108908.
Six months later the current owners lifted the building under this permit and then abandoned it for the remaining issued permits as ADDENDA to that permit.

It was discovered after the building was lifted that the original stated height of the building was not 34' as stated on the plans but nearly 37' and that the lift of the building resulted in an overall height of over 40' on the North elevation of the roof line.
Once the height of the building was discovered, by a survey that the neighbors commissioned, to be 37' the neighbors complained to City Planning and the Building departments.
The Building Department issued a Notice of Correction on June 23, 2013 and required that Revised Plans be submitted by the project sponsor.
Such plans were submitted in July 2013 and City Planning informed the project sponsor that the revised plans had to be submitted to a 311 neighborhood notification just as the original plans were subject to such notification.
The project sponsor and City Planning failed to submit the plans to a timely 311 notification and instead, abandoned the plans of Permit 201307010898 and began to operate with Addenda plans that essentially nullified the permit and the Agreement and plans upon which it was based.
In a Hearing before the Board of Appeals in March 2014 with regard to DPW issuing a permit for curb cuts, City Planning admitted that the Addenda permits issued were not the appropriate venue to deal with Revised Plans and that a 311 notification had to

take place. So in July 2014, a full year after the Revised Plans were submitted by the project sponsor, AND AFTER CONSTRUCTION WAS COMPETED UNDER THE ADDENDA PLANS, 311 notification was sent out so that retroactive approval of the Addenda permits can be secured under the guise of issuing a new Permit based on Revision Drawings.

This CEQA appeal request follows Hearings that deal with the Revised Plans and the interim Addenda plans that re-introduce several of the issues that caused us to file a CEQA appeal in 2012 and that was scheduled for a Hearing September 4, 2012.

While we thought that those issues were resolved by the Agreement and plans we signed on September 4, 2012 and that formed the basis for the Board of Appeals issuing the Permit on September 19, 2012, it turns out that the original issues have been resurrected.

APPELLANTS ARE APPEALING THE FOLLOWING ISSUES:

1. BUILDING HEIGHT: According to Appellants' commissioned survey submitted to City Planning and DBI, the subject property was lifted at least 36" and exceeds that lift by several inches as measured from the center top of the curb and the building height exceeds 40 ' at the North elevation.

Appellants were misled by the initial height designation on the original plans that the building was 34' in height and that wrongful information acted as a filter to cause many neighbors not to protest the original plans.

Appellants contend that the 36" permitted lift was a height that was negotiated based on the wrongful statement that the building was 34' in height. Had the true height of the building been known at the time, a different lift amount would have been

negotiated. There is nothing magical about a 36" lift. It is a figure arrived at based on the stated wrong information that the building was 34' in height prior to the lift.

2. ENCROACHMENT INTO SOUTH SIDE SET BACK:

Appellants are appealing the proposed plans to encroach into the South side set back for the creation of a new bay window in the dining room for the purpose of creating a fireplace development.

3. ALTERATION OF DORMERS:

Appellants are appealing the alteration of roof dormers since all dormers are clearly visible from the adjacent walkways and roadways and right of ways due to the wide spaces separating each building on the West side of Broderick.

4. HEIGHT OF GARAGE OPENING:

Appellants are appealing the creation of a garage opening that is 8' 2" in height which is a foot taller than any garage opening on the block, including recent new garage construction.

5. DWELLING UNIT MERGER:

Appellants are appealing the elimination of affordable housing and the merger of the previously approved two unit building into a single family home. The current market value of each unit is below the level that allows the Zoning Administrator sole discretion in assessing the merger of the dwelling units. This merger must be addressed by the Board of Supervisors. The appraisal of value and Valuation report submitted by the project sponsor to date provide a statement of value based on future projection of the project "as to be improved" and is not based on the current value of the building as of the date of the appraisal and valuation. The project sponsor's appraisal

is totally speculative and is based on inaccurate comparisons to existing buildings. The sole purpose of such an appraisal and Valuation Report appears to be only for the purpose of avoiding a review of the Dwelling Unit Merger by the Board of Supervisors and leaving it to the discretion of the Zoning Administrator. The current application by the project sponsor states that no additional construction is required for the merger. The construction was done piecemeal under the addenda permits and prior to any 311 notification. The current Hearing is simply to ratify what has already been constructed as an accomplished fact.

6. ENCROACHMENT INTO THE BACKYARD:

Appellants are appealing the expansion of the West elevation of the building and the decking system further into the backyard and essentially eliminating the yard altogether.

7. GARDENING SHED OR ADDITIONAL ROOMS IN THE BACKYARD:

Appellants are appealing the creation of a 8' x 10' gardening shed in the backyard as is shown on the permit approved by the Board of Appeals on September 19, 2012. That development continues to be available to the project sponsor even without a permit and the project sponsor indicated that she, or anyone who purchases the structure from her, has a right to build and essentially cover the entire lot.

8. ROOF DECK :

Appellants are appealing the roof deck development and its alteration of existing historical dormers, the squaring of the roof and the reduction of light to adjoining properties.

PERMIT APPROVED ON SEPTEMBER 19, 2012 VS. THE NEW PERMIT 201309010898

The original negotiated plans between the project sponsor and the neighbors provided for the renovations of the interior of the building to accommodate a two flat historic structure wherein the project sponsor stated that she would occupy the upper unit at 2857 Broderick and would provide 2853 Broderick as a rental unit. The exterior envelope of the building would not be altered with the exception of lifting the building to accommodate a garage. At the time that the permit was approved by the Board of Appeals no one knew that the building plans provided false information as to the height of the building. That was discovered only after the building was initially lifted and the discrepancies between the stated height of 34' became inescapably clear to be false and the building appeared to be six feet higher and closer to 40' and above. Since that time, February 2012, until City Planning suspended all permits referred to above on February 5, 2014, the project sponsor refused to submit the revised plans to the required 311 notification and to the Hearings that would have allowed the neighbors to voice their concerns over the CEQA issues that the Addenda permits and subsequent construction presented to the neighborhood. City Planning did not complete the CEQA checklist and the review of Categorical Exemptions and historical preservation issues until July 3, 2014. The neighbors had to wait to appeal that determination until after the Planning Commission Hearings held on September 18, 2014.

In March of 2014 City Planning declared to the Board of Appeals that the Addenda Permits issued to the project were not the appropriate vehicles for the construction that was done and that the plans were always subject to and must be submitted to the neighbors on the basis of a 311 notification with the right to appeal hearings.

Nonetheless, construction had already occurred and the current hearings appear to be intended to simply ratify construction that has already taken place to the irreparable detriment of the Cow Hollow neighborhood.

The current construction and the planned construction have a significant effect on the subject property and other historic resources that adjoin the property to yield an overall negative impact on the Cow Hollow environment. The height of the subject property has taken it out of all proportion to the height profile of the block and to the skyline of Broderick street (see photograph). The planned encroachment into the South side set back impacts negatively the building design plan of the First Bay Tradition of leaving wide alleyways between the buildings. The encroachment into the back yard and the virtual elimination of the open space impacts negatively the entire historical building design of leaving large open space in the center of the quadrant bounded by Broderick, Baker, Filbert and Union streets. The alteration of the dormers and the facade of the structure has a negative impact on the historic integrity of this almost 125 year old home. The elimination of the West elevation porch has materially impaired the structure and deprived the neighborhood environment of one of the unique examples of the ornamental details of the First Bay Tradition building style. The West elevation porch was unique to the entire Broderick block and to the entire quadrant of historic homes.

The current exterior construction and planned development distort the original proportions and the structure and negatively impact adjoining historic resources. The planned Dwelling Unit Merger impacts the building design plan of the

First Bay Tradition of providing two units in each of the structures on the West side of Broderick to allow affordable housing and to bring in a diversity of population to occupy buildings in the neighborhood.

The current plans prevent the structure from having a second unit with a secondary means of egress and substitutes that egress, through the garage as approved in the original permit on September 19, 2012, with an elevator to service the entire proposed single family home from the garage to the roof development.

There will be additional evidence presented to the Board of Supervisors eleven days prior to the Hearing date as provided by the Rules.

Sincerely yours,

Irving Zaretsky
Tim Arcuri
Appellants

EXHIBITS FOLLOW

TABLE OF EXHIBITS

1. Exhibit A
2. Exhibit B
3. Exhibit C
4. Exhibit D
5. Exhibit E
6. Exhibit F
7. Exhibit G
8. Exhibit H

EXHIBIT A

1. CEQA Categorical Exemption Determination
2. Historic Resource Evaluation Response
3. Project Evaluation

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2853-2857 Broderick St		0947/002	
Case No.	Permit No.	Plans Dated	
2013.0433E			
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Front facade alterations; new roof decks; new dormers; alter existing dormer.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an *Environmental Evaluation Application* is required.</u>	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): No excavation. Jeanie Poling 3/3/14	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations..
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☑	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☑	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): See HRER memo dated 6/24/14
☐	9. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _____ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Shelley Caltagirone

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Shelley Caltagirone	Signature or Stamp:
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Shelley Caltagirone 7/3/14

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.
In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date Reviewed:	June 24, 2014 (Part II)
Case No.:	**2013.0433E**
Project Address:	**2853-2857 Broderick Street**
Zoning:	RH-2 (Residential, House, Two-Family) Zoning District; 40-X Height and Bulk District
Block/Lot:	0947/002
Staff Contact:	Shelley Caltagirone, Preservation Planner (415) 558-6625 | shelley.caltagirone@sfgov.org

HISTORIC RESOURCE STATUS

Building and Property Description

The 2,757-square-foot parcel is located on Broderick Street between Filbert and Union Streets. The property is located within the Pacific Heights/Cow Hollow neighborhood in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject building was constructed circa 1890 and designed by an unknown architect in the First Bay Tradition-style.

Pre-Existing Historic Rating / Survey

The subject property is included on the Planning Department's 1976 Architectural Survey with a rating of "1." In the January 14, 2011, the Planning Department issued a Historic Resource Evaluation Response Memo that mistakenly identified the property as a contributor to a historic district listed in the National and California Registers. At the time, no register form could be located to confirm the listing, so the Department evaluated the property separately and found that it appeared to contribute to a historic district significant under Criterion 3 as a collection of buildings dating from the neighborhood's first wave of development. Since then, the Department has discovered that the Planning Department's Parcel Information Database incorrectly identified the property's historic status. Although not formally listed, the Department continues to find that the property would qualify for listing on the California Register as a contributor to a historic district representing a collection of buildings dating from the neighborhood's first wave of development. Therefore, for the Department continues to consider the property a "Category A" (Known Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Neighborhood Context

The following historic context is excerpted in part from a draft Cow Hollow Historic Context Statement prepared by the Department in 2013. While not formally adopted by the City, the study provides important information about the development of Cow Hollow and the historic significance of the subject property.

The neighborhood of Cow Hollow lies at the northern end of the San Francisco Peninsula, overlooking the Golden Gate. Geographically, the area is nestled between the slopes of Pacific Heights to the south and the low-lying Marina District to the north. Cow Hollow is bounded roughly by Lombard Street to

the north, Green and Vallejo Streets to the south, Lyon Street and the Presidio to the west and Van Ness Avenue to the east. The topography of the neighborhood, which ascends to the south, offers sweeping views of the San Francisco Bay and the Golden Gate. This dramatic topography also played a significant role in the neighborhood's development, both architecturally and socially.

Historically, the area was part of the Western Addition, adopted by the city in the 1850s under the Van Ness Ordinance. The neighborhood was originally known as "Spring Valley" during the early American period because of the numerous fresh water springs in the area. As that name became eponymous with the Spring Valley Water Company, the neighborhood adopted the title "Golden Gate Valley," to showcase the area's views of the bay. In 1924, local contractor George Walker promoted the area as "Cow Hollow," in honor of its history as a dairy and tannery district, although it had been known by the name locally since the 1880s.

Cow Hollow's most substantial period of development began in the 1880s, following the opening of the first cable car line in the area, along Union Street. This not only prompted an influx of visitors to the already existing attractions of Harbor View, but a spur in residential development. By the mid-1880s, the moniker of "Cow Hollow" had taken root in what was formally known as Spring Valley, regularly being published in the San Francisco Chronicle and other local papers. At the same time, growing development pressures and the demands of the Department of Public Health, approximately thirty dairies and associated tanneries that had earned Cow Hollow its name relocated to the south in Hunter's Point by 1891, however the name remained with locals for generations.

The establishment of the Presidio and Ferries cable car line led to a sustained period of residential development in Cow Hollow picked up, but the pace of growth was relatively modest. By 1893, thirteen years after the opening of the car line, few blocks were fully developed with new real estate. According to the 1893 Sanborn Map Company fire insurance map, development had clearly clustered along the Union line, most prominently between Octavia and Steiner Streets from Greenwich to Green Streets. Many lots remained undeveloped, although parcels had been subdivided throughout the area west of Steiner Street.

The 1899 Sanborn Fire Insurance maps depict that multiple-unit flats were already being constructed in the area, primarily along the cross streets that cut through Union Street on a north-south axis and along Filbert and Greenwich Streets to the north. To the west, the area remained undeveloped aside from a small tract of homes along Greenwich Street near the Presidio.

Residential development at this time was focused on single-family residences, often in dense rows. Building types varied from single-story cottages and small flats, most often found north of Union Street, to larger-scale middle and upper-class residences on larger parcels to the south. Popular styles from the 1860s through the turn of the century were Italianate and Stick-Eastlake, which were common throughout Cow Hollow.

Rebuilding of the City began within months of the 1906 Earthquake and Fire. In order to accommodate the urgent City-wide housing needs, multi-unit flats were increasingly constructed in all residential neighborhoods, as is clearly seen in Cow Hollow following the disaster. Because Van Ness Avenue was used as a fire line, which involved the dynamiting of most houses east of the avenue and south of Filbert Street, Cow Hollow was protected from severe destruction. However, the neighborhood experienced extensive damage, with rail lines along Union Street rendered useless and many structures rendered uninhabitable.

The citywide building boom that began in mid-1906 continued nearly unabated until World War I. A nationwide economic boom during the 1920s correlated with another building boom in San Francisco and enacting of the City's first Planning Code in 1921, mandating the geographic separation of incompatible land uses. The opening of streetcar tunnels in 1918 and 1928, as well as the adoption of mass automobile use beginning in the 1920s, spurred residential development in outlying areas of the City, including Cow Hollow. The economic crisis precipitated by the Stock Market Crash of 1929 had a massive dampening effect on construction in San Francisco, which didn't pick up until the late-1930s. New Deal federal programs and policies to spur employment and stimulate building activity resulted in massive Works Progress Administration public works projects and economic incentives for construction-related activities.

Areas that had survived the earthquake with little damage, such as Cow Hollow, not only hosted refugee camps for the two years following the disaster, but many camp residents opted to stay in the area rather than relocate to their demolished neighborhoods. According to the records of the Assessor, 670 Structures were built in the Cow Hollow neighborhood between 1906 and 1915, the year the Panama-Pacific International Exhibition took place. During this period, many two- to six-unit flats were constructed throughout Cow Hollow, especially along Union Street and its immediate cross streets, where commercial goods and public transit were readily available. What an 1868 *Real Estate Circular* had called "the least stirring section of [San Francisco's] real estate market," had become an increasingly popular neighborhood for residents and developers, often noted as "surprisingly" active despite its lack of infrastructure and transit.

During this period, the area bounded by Lombard Street to the north, Lyon Street to the west, Green Street to the north and Pierce Street to the east had clearly become a popular enclave for middle-class families, with the blocks fully subdivided with single-family homes constructed on most. Flats were constructed along the western face of Broderick Street and at occasional corner lots. Residential architecture at this time was strongly influenced by the First Bay Tradition, and many of the homes are decorated with redwood shingles on a craftsman-style structure in the fashion of the architect Bernard Maybeck.

Bay Region Tradition

Coined in 1947 by architectural critic Lewis Mumford, the Bay Region Tradition is a regional vernacular architecture endemic to the San Francisco Bay Area that is woodsy, informal, and anti-urban. The Bay Region Tradition evolved over nearly 100 years and has since been classified into First, Second and Third traditions, spanning from the 1880s-1970s. The First Bay Tradition influenced later Modernists (i.e. architects associated with the Second Bay Tradition), who incorporated the regional vernacular of redwood, shingles, and elements of Arts and Crafts with the European Modernism popularized by the Bauhaus and the International Style. Transitional architects that bridged the first and second Bay Traditions include Henry Gutterson and John Hudson Thomas.

The First Bay Tradition, spanning roughly from the 1880s to early 1920s, was a radical reaction to staid Classicism of Beaux-Arts historicism. Eschewing the highly ornamented Victorian-era styles also popular at that time, First Bay Tradition architects developed a building vernacular linked to nature, site and locally sourced materials. Within this stylistic category, bungalows and houses constructed between the 1890s and 1925 can be divided into several styles, including: Shingle, Craftsman Bungalow, Prairie and California Bungalow. The First Bay Tradition is characterized by sensitivity to natural materials and

landscape, appreciation of structural form, and fine craftsmanship in wood. Buildings of this period exhibit both personal design approaches and the ideas of architects such as Bernard Maybeck. The later Bay Traditions of the 1930's and later derivatives of the 1950s and 1960s are clear descendants of this style.

A few homes were designed with spacious front porches supported by square, buttressed posts atop river boulder and brick piers. Along with natural wood, shingle, and clinker brick, materials such as field stone and river stone were popular for cladding the wood frame structural systems. Usually asymmetrical in plan, residences were characterized by tripartite windows divided into a large lower pane and small upper panes. Roofs often have broad spreading eaves supported by multiple gables with projecting beams. Stucco and brick occasionally using clinker brick apartment houses were often strong examples of this style.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☒ Yes ☐ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance: 1888 – 1914 ☒ Contributor ☐ Non-Contributor	

In 2011, the Department found that the property appeared to contribute to a historic district significant under Criterion 3 as a collection of buildings dating from the neighborhood's first wave of development with a period of significance of 1880-1930. Since then, the Department has gathered further information about the Cow Hollow neighborhood, which has allowed us to further refine our findings. The Department continues to find that the subject property contributes to a historic district; however, the boundaries, historical association, and period of significance haven been more narrowly defined based upon the new information provided in the Department's 2013 Cow Hollow study. The Department now finds that the property is significant as a contributor to a historic district under Criterion 3 for both its association with the neighborhood's first large wave of development and with the First Bay Tradition architectural style. The period of significance for this Cow Hollow First Bay Tradition Historic District is 1888-1914. The boundaries of this district are roughly Filbert to the north, Scott to the east, Vallejo to the south, and Lyon to the west. Please see the analysis below.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant events are associated with the subject building. Although construction of the subject building was part of the primary pattern of residential development that occurred in the area in the late 19th century, this pattern is not documented as significant within the context of the history of the neighborhood, the City, the State, or the nation. Furthermore, there are no specific historical events known to be associated with the construction or subsequent usage of the subject building as a single-family residence. It is therefore determined not to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
The information provided by the Project Sponsor and a review of the City Directories indicate that William Hammond Hall briefly owned the property circa 1930. Hall was a significant person in San Francisco's history as the designer of Golden Gate Park and the first state civil engineer. Hall is listed in the directories as living at 3855 Jackson Street between 1905 and 1932 and he died in 1934. Therefore, it does not appear that he resided at the subject property. According to the oral history collected by the Project Sponsor, Hall's daughters lived at the subject property as late as 1954, so it is presumed that the property was purchased for their use. The property is not historically significant as it is not associated with the Hall's career as an engineer. No other significant persons are associated with the subject building. The subject building is therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The subject building appears to contribute to a Cow Hollow First Bay Tradition Historic District eligible for listing on the California Register for embodying both the distinctive characteristics of the first period of large scale architectural development in Cow Hollow and the distinctive characteristics of the First Bay Tradition style. The subject building was constructed circa 1890 and designed by an unknown architect in the First Bay Tradition style. The general characteristics of this style are an emphasis on simplified geometric forms, natural materials (often including shingle cladding, rustic lap siding, and brick), structural honesty, picturesque and asymmetrical massing and articulation, uniform exterior cladding with no interruptions at corners, and simplified ornament and details. Many of these elements are evident in the subject building. The subject does not appear to be a significant example of the First Bay Tradition style as an individual property because it is a relatively modest example of the style, does not represent the work of a master, does not possess high artistic value, and does not appear to retain high historic integrity of design. However, the building does contribute to a collection of late 19th -and early 20th-century buildings dating from the earliest period of residential development in the Cow Hollow neighborhood. Many of the buildings from this period represent the First Bay Tradition style, which is unique to the region. As such, this collection of First Bay Tradition residences in Cow Hollow embody the distinctive characteristics of a special period of regional architecture. The period of significance for this district appears to be approximately 1888-1914, relating to the construction boom and the particular use of the style. The construction date of the subject building places it within the period of significance identified for the surrounding historic district. The boundaries of this district are roughly Filbert to the north, Scott to the east, Vallejo to the south, and Lyon to the west.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Historic District
The Cow Hollow First Bay Tradition Historic District retains sufficient integrity with which to convey its significance. District contributors possess integrity in terms of material, design and workmanship, particularly when compared to buildings found outside of the District. The majority of District buildings retain a high level of original building features such as redwood shingle siding, projecting central bays, brick bases, and minimal ornamentation. Contemporary roll-up garage doors have been added to many lower levels. Replacement of the historic divided light wood-sash windows is also common. Few horizontal or vertical additions are visible from the public right-of-way. District contributors also retain integrity of feeling, setting, location, and association. Contributors remain single-family, are sited at their original location, and are surrounded by residences of similarly scaled single-family houses.

Subject Property
The subject building has not been significantly altered since its original construction. Recently, the building was raised approximately 3 feet to insert a garage at the ground floor level and the ground floor level was expanded towards the rear of the building. This work was reviewed and approved by the Department in 2010-2011 under Case No. 2010.0394E. Raising the building required replacement of the front stair, which was not part of the original construction. This slight alteration in height has not unduly changed the original scale of the building or the building's relationship to its setting within the historic district. The work also did not remove any character-defining features of the building. The building, therefore, retains all elements of historic integrity so that it continues to convey its significance as a First Bay Tradition-style building constructed during the early phase of development within the Cow Hollow neighborhood.

Step C: Character Defining Features
If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential

features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The Cow Hollow First Bay Tradition Historic District's significance is reflected through the cohesive massing, articulation, form, setback, and stylistic elements in the First Bay Tradition style. The character-defining features are:

- Two-three story scale;
- Picturesque and asymmetrical massing and articulation;
- Emphasis on simplified geometric forms;
- Front and side setbacks;
- Gable or hipped roof forms, often with dormers;
- Locally sourced, natural materials, often including shingle cladding, rustic lap siding, and brick;
- Multi-light, wood-framed windows;,
- Raised entries; and,
- Simplified ornament and details including projecting brackets, eyebrow dormers, often incorporating Colonial Revival and Arts and Crafts design elements.

CEQA Historic Resource Determination

☒ Historical Resource Present
- ☐ Individually-eligible Resource
- ☒ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: May 1, 2014

Project Description

The proposed project calls for exterior changes to the house, including the construction of two roof decks, construction of dormers on the north and south slopes of the hipped portion of the roof, construction of a bay at the south elevation to the west of the side entry porch; alteration of the side entry steps and door; alteration of main entry steps to reduce the height; alteration of the main entrance to lower the threshold approximately 1' and add a transom above the existing door; and, removal of stairs at the rear façade.

Please note that the permit plans associated with this project also rectify discrepancies in previous permits regarding height notation and drawing accuracy. These corrections do not constitute physical changes to the property.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Project Specific Impacts

The project appears to meet the *Secretary of the Interior Standards for Rehabilitation* and would not cause a substantial adverse change to the contributing building at 2853-57 Broderick Street or to the surrounding Cow Hollow First Bay Tradition Historic District such that the significance of the resource (the district) would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

> *Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed project would retain the historic residential use at the site and would not alter the building in a way that would harm its ability to convey its significance as a First Bay Tradition-style building dating from the Cow Hollow earliest period of residential development.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. All original elements of the primary façade would be retained. While the entry threshold would be lowered to match the main floor height, this change would not detract from the character of the entry and the door would be retained or replicated. The proposed alterations would occur at secondary and tertiary facades that do not contribute to the overall character of the building or district.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Conjectural elements are not are not a part of the proposed project. All contemporary alterations and additions would be constructed of new, yet compatible, materials.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would not result in the loss of distinctive features.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed side and rooftop additions, including the decks and dormers, would not negatively impact the character-defining features of the building or the site as they would be constructed towards the rear of the building, which is not visible from the adjacent public rights-of-way. Thus, the character of the property and district as viewed by the public would be retained. Moreover, the proposed addition, dormers, and roof decks would be constructed with contemporary windows and detailing such that they are distinguished as contemporary features. While the entry threshold would be lowered to match the main floor height, this change would not detract from the character of the entry and the door would be retained or replicated. Lastly, the alterations would occur at secondary and tertiary facades that do not contribute to the overall character of the building or district.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the proposed additions were to be removed, then the roof and south wall of the subject building would require repair, but this removal would not impair the integrity of the historic property.

Cumulative Impact Assessment

The proposed work must also be considered in the context of recent and foreseeable changes to the property and historic district. Work recently completed at the project site resulted in raising the building approximately 3' to add a garage at the front façade and constructing a rear addition. This work, in combination with the currently proposed work, meets the *Secretary Standards* and would not cause a substantial adverse change to the contributing building at 2853-57 Broderick Street or to the surrounding Cow Hollow First Bay Tradition Historic District such that the significance of the resource (the district) would be materially impaired. The building would retains all elements of historic integrity so that it continues to convey its significance as a First Bay Tradition-style building constructed during the early phase of development within the Cow Hollow neighborhood. The Department is not aware of any proposed projects within the boundaries of the district that would contribute to a cumulative impact to the resource.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 7-2-2014

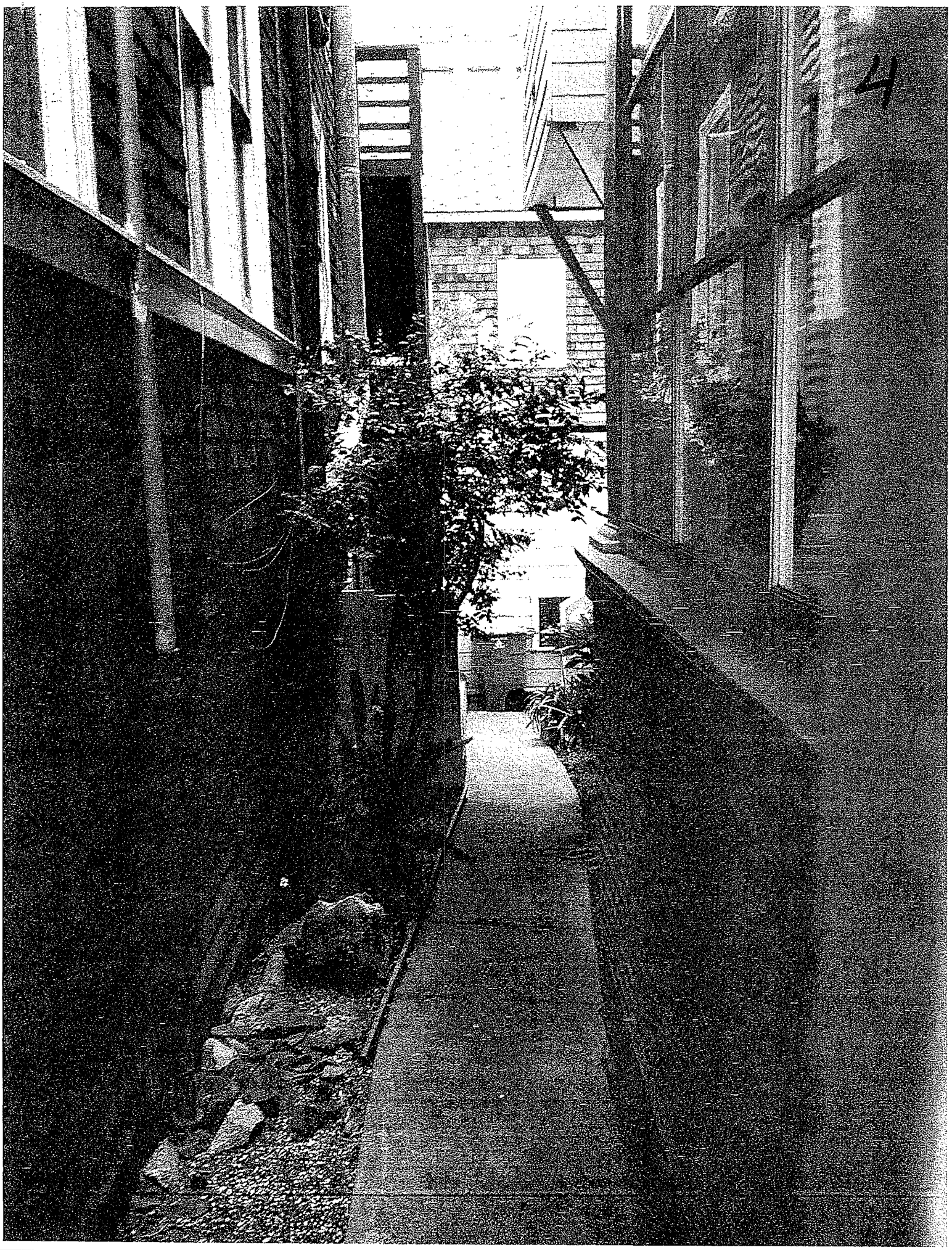
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER Memos\2013.0433E_2857 Broderick.doc

EXHIBIT B

Wide alleys between building on West side of Broderick Street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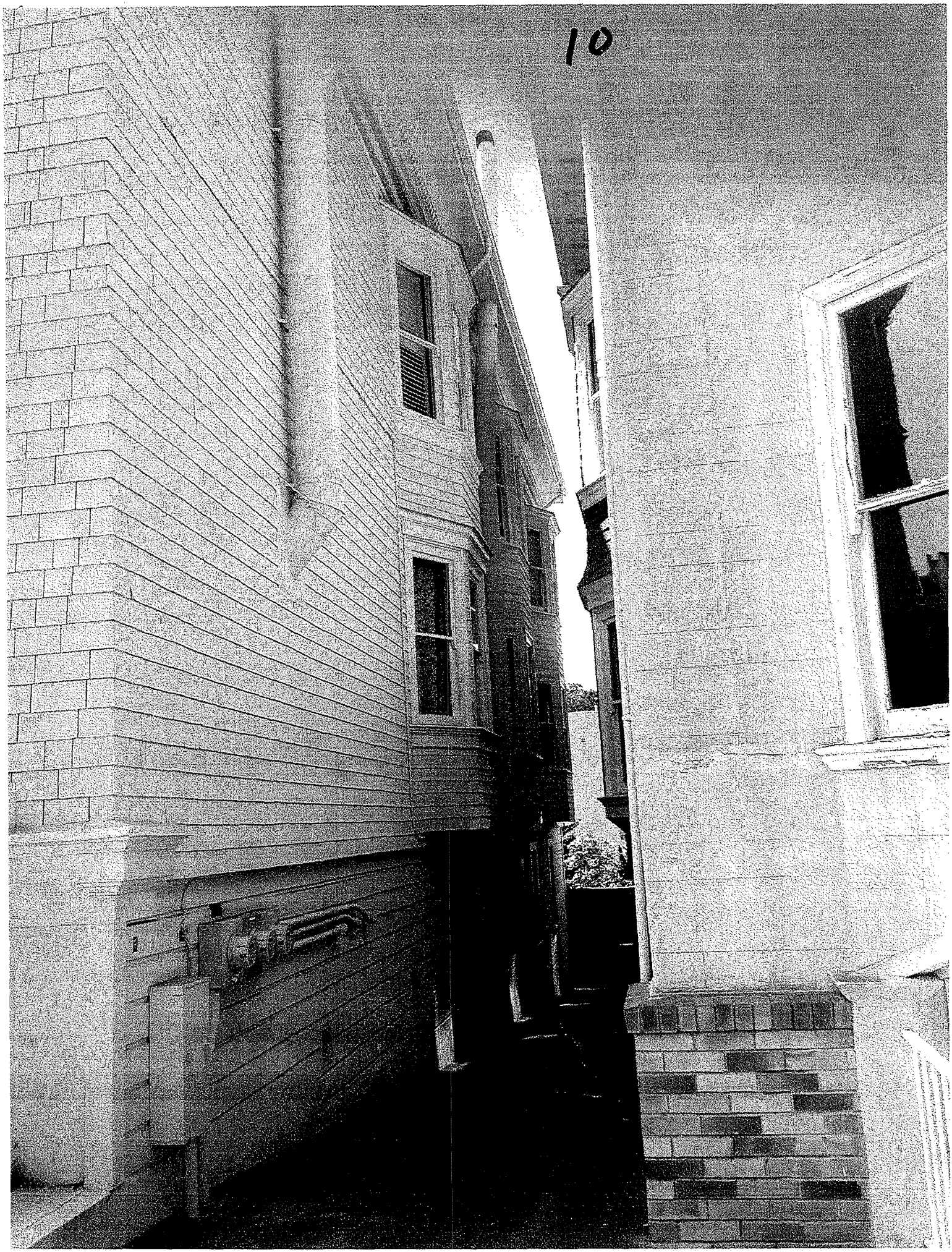
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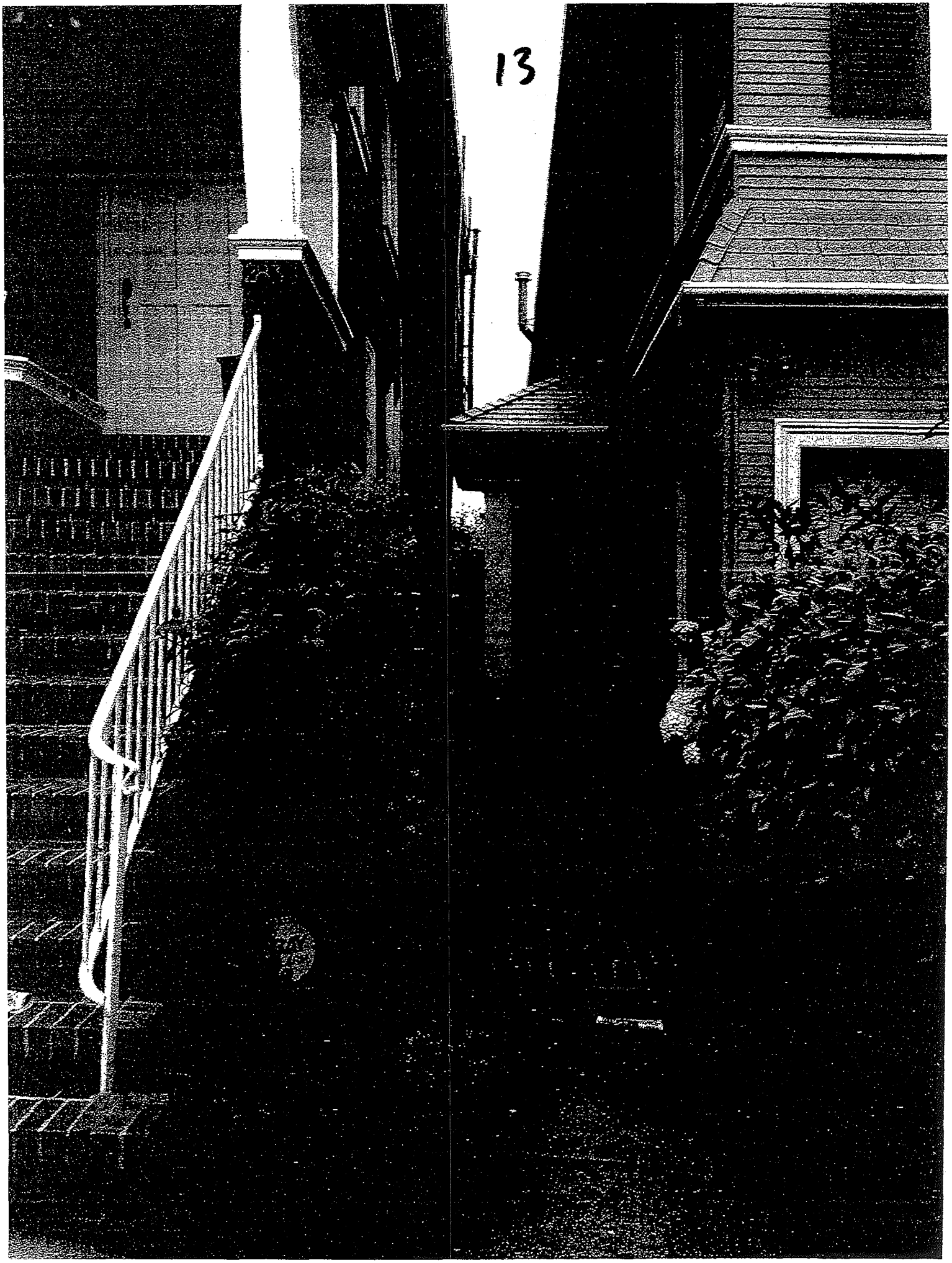
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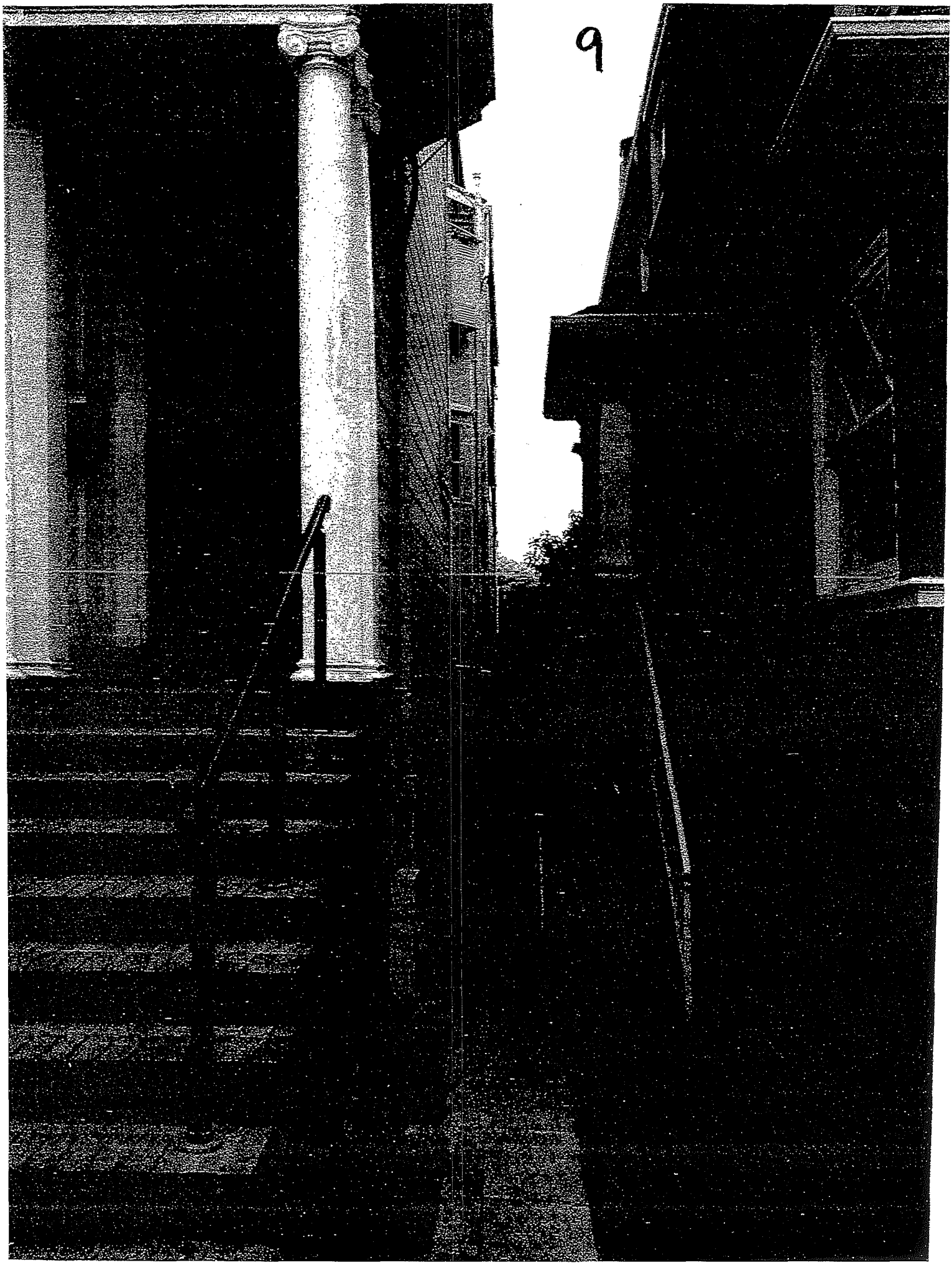

EXHIBIT C

2853 Broderick building lift above skyline of all adjoining properties.

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

MARTIN M. RON, L.S. (1923-1983)
BENJAMIN B. RON, P.L.S.
ROSS C. THOMPSON, P.L.S.
BRUCE A. GOWDY, P.L.S.

HEIGHT CERTIFICATION

October 20, 2014

To: Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

Subject: Residential Remodel at 2853 & 2857 Broderick Street
Assessor's Block 947, Lot 2, San Francisco

Dear Sir:

On July 5, 2012, before the remodel, our survey crew measured the height of the subject building at its southern end (roof peak) to be 36'-7 1/8". On August 9, 2013, our survey crew re-measured the height of the subject building. At the southern end of the building, the height (roof peak) was measured at 39 feet, 11-5/8 inches. At the centerline of the building, the height (roof peak) was measured at 39 feet, 11 inches. At the northern end of the building, the height (roof peak) was measured at 40 feet, 1-1/8 inches. The zero point for the height measurements is the top of curb at the center of the lot along Broderick Street.

On July 5, 2012, before the remodel, our survey crew measured the elevation of the roof peak at the third story, the second story roof, the top of the first story cornice and the top of the window trim at the first story. All said elevation points were taken along the southerly building line of the subject property. These points were re-measured on April 30, 2013, and then again on August 9, 2013. We found the following changes in height:

	7/5/12	4/30/13	8/9/13
Top of 1st story window trim:	0	+3'-0"	+3'-1 3/4"
Top of 1st story cornice:	0	+2'-11 3/4"	+3'-1 7/8"
Second story roof:	0	+3'-0 1/2"	not measured
Roof peak at 3rd story:	0	+3'-3 1/4"	+3'-4 1/2"

On April 24, 2013, our survey crew set three settlement monitoring points on the exterior face of the subject building. These points were set along the south and east building faces, at the southeast corner of the subject property. On August 9, 2013, our survey crew re-measured said three points and found that each point had moved up by 0' 1-7/8". This upward movement explains the difference in measurements from 4/30/13 to 8/9/13 in the above table.

Our measurements conclude that along the southerly building line the building was raised between 3 feet, 1-3/4 inches and 3 feet, 4-1/2 inches.

I reviewed a letter by Gregory Cook, the Project Engineer for the residential remodel dated April 30, 2013, that was addressed to the Department of Building Inspection. The letter states that Mr. Cook's measurements determined that the subject building was raised by three feet. Since the letter did not include details of how the measurements were determined, I could not verify his results.

Thank you for this opportunity to be of service. If you have any further questions, please feel free to call.

Very truly yours,

MARTIN M. RON ASSOCIATES, INC.

Benjamin B. Ron, President

/mw

Height Certification

April 30, 2013

TO: City and County of San Francisco
1660 Mission Street
San Francisco, CA 94103
Attn: Department of Building Inspection

PROJECT: Residential Alteration
2853 & 2857 Broderick Street
Block 0947, Lot 002
San Francisco, CA 94123

A site visit was made and the building was measured to determine the height that the building was raised from its previous elevation, which was measured in May of 2012.
From these measurements, it was determined that the building was raised three feet. (per measurement on 4-30-2013.)

Gregory J. Cook RCE 31570
(Project Engineer)

REGISTERED PROFESSIONAL ENGINEER
GREGORY J. COOK
No. 31570
CIVIL
STATE OF CALIFORNIA

4-30-13

GREGORY J. COOK R. C. E.
Civil Engineering · Planning · Surveying
P. O. Box 18442 So. Lake Tahoe, Ca. 96151 (530) 544-7774


2835 Broderick
2845 Broderick
2853 Broderick
2865 Broderick

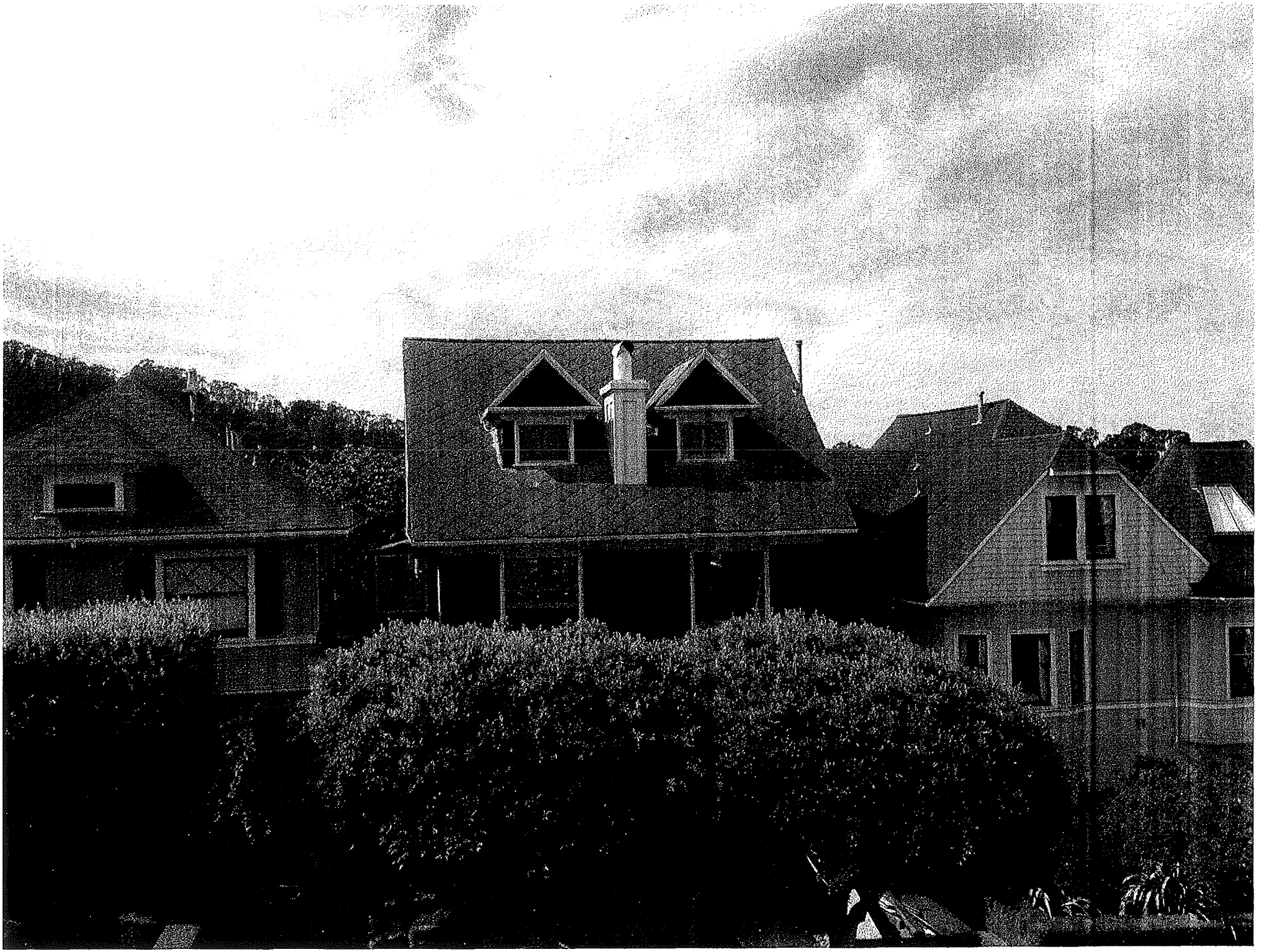

EXHIBIT D

2853 Broderick West elevation porch on recessed third floor demolished.

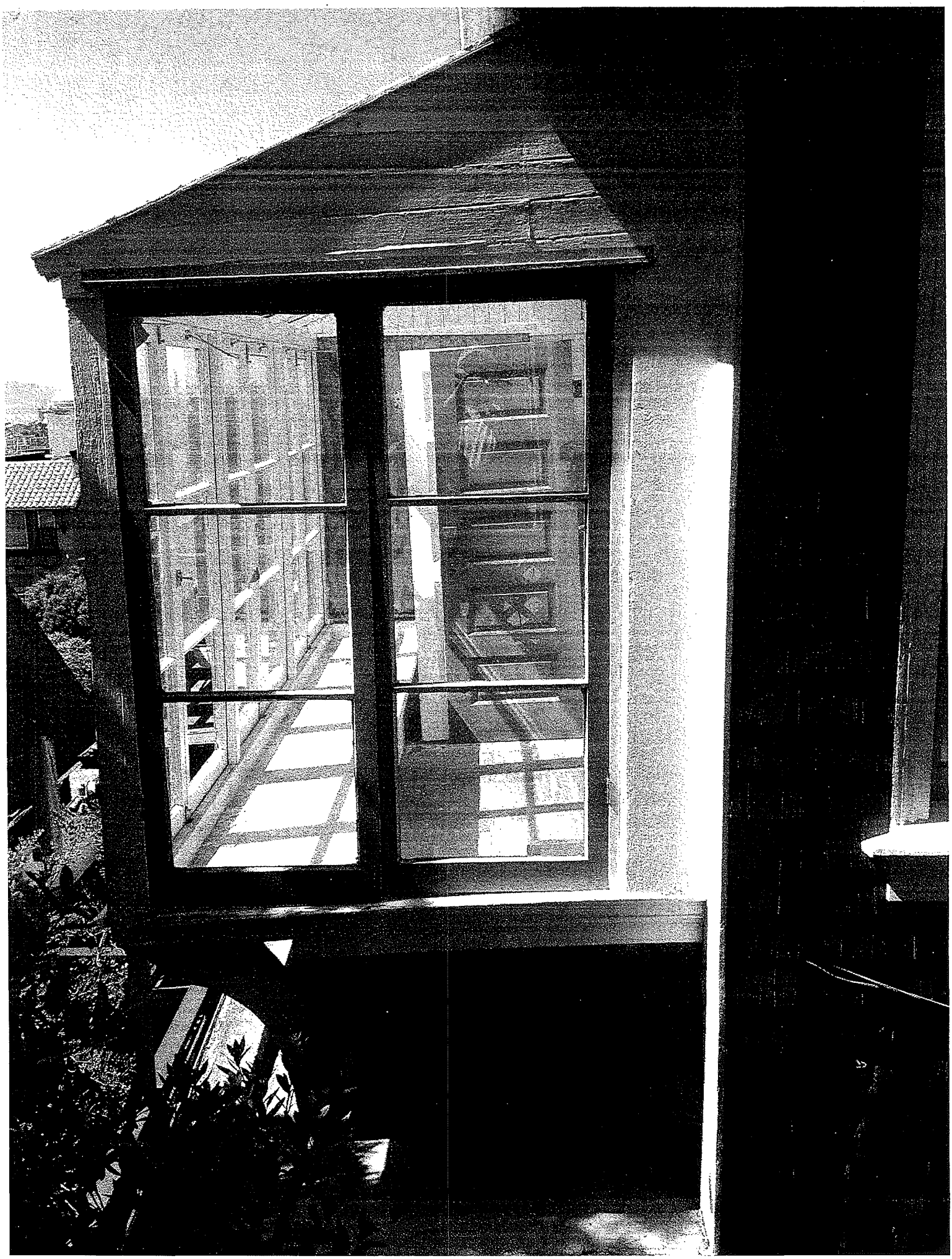

EXHIBIT E

2853 Broderick expansion of West Elevation into back yard after porch demolished

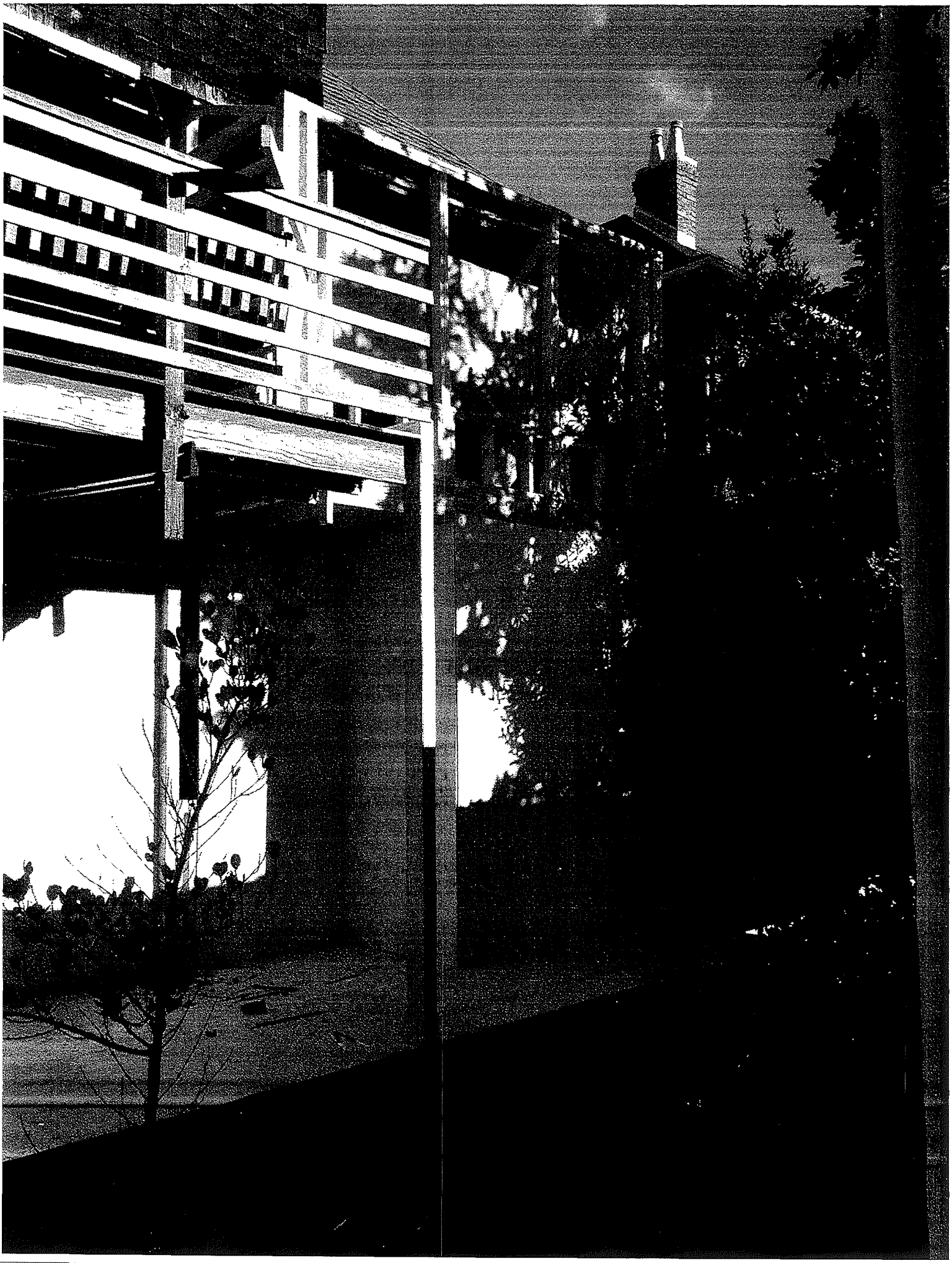

EXHIBIT F

Permit History

Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date: **10/19/2014 12:16:58 PM**

Application Number: 201309247638
Form Number: 3
Address(es): 0947 / 002 / 0 2853 BRODERICK ST
0947 / 002 / 0 2857 BRODERICK ST
Description: REMOVE FIRE DAMAGED AND UNSOUND FRAMING DISCOVERED DURING ALTERATION UNDERWAY(2011-03-25-2839) REMOVE & REPLACE ALL FLOOR & DECK JOISTS & EXTERIOR WALL FRAMING AT 2ND & 3RD FLOORS ONLY, REPLAC BAYS & WINDOW OPENINGS IN KIND. ALL NEW EXTERIOR ELEMENTS IN KIND.
Cost: $18,400.00
Occupancy Code: R-3
Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
9/24/2013	TRIAGE	
9/24/2013	FILING	
9/24/2013	FILED	
10/3/2013	PLANCHECK	
10/3/2013	APPROVED	
10/11/2013	ISSUED	
2/6/2014	SUSPEND	Per DCP's request on 2/5/2014
10/16/2014	REINSTATED	per DCP's request letter dated 10/16/2014

Contact Details:

Contractor Details:

License Number: OWN
Name: OWNER OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	9/24/13	9/24/13			9/24/13	VENIZELOS THOMAS	
2	CPB	9/24/13	9/24/13			9/24/13	CHAN AMARIS	
3	CP-ZOC	9/24/13	9/26/13			9/26/13	CABREROS GLENN	Approved. Rear facade alterations: exterior materials to be replaced in-kind 9/26/13 (gc).
4	BLDG	9/27/13	9/30/13	9/30/13		10/1/13	LE THOMAS	
5	PPC	10/3/13	10/3/13			10/3/13	SAMARASINGHE GILES	10/3/13: to CPB.grs
6	CPB	10/3/13	10/3/13			10/11/13	SHEK KATHY	10/3/13: APPROVED. KS

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

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date: **10/19/2014 12:17:58 PM**

Application Number:	201209260727
Form Number:	3
Address(es):	0947 / 002 / 0 2853 BRODERICK ST 0947 / 002 / 0 2857 BRODERICK ST
Description:	9/26/12: BOA#12-056 DATED 06/20/12. REF: APPL#2011/03/25/2839-S.
Cost:	$10,000.00
Occupancy Code:	R-3
Building Use:	28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
9/26/2012	TRIAGE	
9/26/2012	FILING	
9/26/2012	FILED	
10/12/2012	PLANCHECK	
10/12/2012	APPROVED	
10/12/2012	ISSUED	
2/6/2014	SUSPEND	Per DCP's request dated 2/5/2014
10/16/2014	REINSTATED	per DCP's request letter dated 10/16/2014

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BLDG	9/26/12	9/26/12			9/26/12	DANG DENNIS	
2	CPB	9/28/12	9/28/12			9/28/12	YAN BRENDA	
3	CP-ZOC	9/28/12	10/1/12			10/1/12	LINDSAY DAVID	approved per Board of Appeals Decision Appeal No. 12.056
4	PPC	10/2/12	10/2/12			10/2/12	THAI SYLVIA	
5	CPB	10/2/12	10/12/12			10/12/12	YAN BRENDA	10/12/12 APPROVED BY KS

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

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
8/27/2013	AM	CS	Clerk Scheduled	REINFORCING STEEL	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
8/27/2013	Thomas Fessler	REINFORCING STEEL	REINFORCING STEEL

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date:	**10/19/2014 12:19:14 PM**
Application Number:	201108031630
Form Number:	3
Address(es):	0947 / 002 / 0 2853 BRODERICK ST 0947 / 002 / 0 2857 BRODERICK ST
Description:	TO COMPLY W/ NOV 201003592 & 20105414. REPLACE 26'X38' 1/FLR FRAMING, REPL INTR WALL FINISH ENTIRE(2 UNITS).REPLACE BATHRM & KITCHENS-2UNITS.REPL ELECT&MECH(SEPARATE PERMIT).INTR ALTERN POST FIRE DAMAGES.ADD NEW BEDRM&BATH AT GRD/FLR).INSTALL NEW INSULN,SHEETROCK,SPRINKLER&KITCHEN&BATH FIX&CABINET.
Cost:	$320,000.00
Occupancy Code:	R-3
Building Use:	28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
8/3/2011	TRIAGE	
8/3/2011	FILING	
8/3/2011	FILED	
2/3/2012	PLANCHECK	
2/3/2012	APPROVED	
2/8/2012	ISSUED	
2/6/2014	SUSPEND	per DCP's request dated 2/5/2014
10/16/2014	REINSTATED	per DCP's request letter dated 10/16/2014

Contact Details:

Contractor Details:

License Number:	940335
Name:	JASON LANDIS BLOCH
Company Name:	BLOCH CONSTRUCTION INC
Address:	239 BRANNAN ST * SAN FRANCISCO CA 94107-0000
Phone:	

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	8/3/11	8/3/11			8/3/11	WALLS MARK	
2	CPB	8/3/11	8/3/11			8/3/11	SHEK KATHY	
3	CP-ZOC	8/3/11	8/22/11	8/22/11	9/2/11	9/2/11	CABREROS GLENN	APPROVED 9/2/11 - no change bldg envelope or bldg height. (gc) 8/22/11 - Reqest for building section
4	BLDG	9/6/11	9/14/11	9/22/11		1/27/12	PADA RODOLFO	01/27/2012: Approved. Route to PPC and route back to planning to re-stamp new plan sheets. R. Pada
5	MECH	9/22/11	10/21/11	10/24/11		11/8/11	LAI JEFF	10/24/11: comments issued & route to ppc. 11/8/11:recheck #1.APPROVED & ROUTE TO PPC.
6	SFPUC	10/24/11	11/17/11			11/17/11	TOM BILL	Reviewed & assessed for capacity charges. 50% paid with permit fees; balance due within 12 months of permit issuance date. See invoice attached to application.. Route Site & S1 Addendum submittals to PPC 11/17/11.

7	PPC	8/23/11	8/23/11			2/2/12	SAMARASINGHE GILES	2/2/12: to CPB.grs 1/30/12: to CP ZOC for stamp on revised set.grs 11/18/11: plans in HOLD BIN; snt 11/8/11: Back to SFPUC.grs 11/7/11: retrieved from SFPUC for J. Lai. Back to J.Lai when returned.grs 10/24/11: to SFPUC.grs 9/22/11: to MECH.grs 9/6/11: to BLDG.grs 8-23-11: Applicant submit Revision 1 to CP-Zoc/Glenn Cabreros. sjf
8	CPB	2/2/12	2/3/12			2/8/12	YAN BRENDA	02/03/12 APPROVED BY KS

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

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
11/6/2013	AM	CS	Clerk Scheduled	ROUGH FRAME	1
5/24/2013	AM	CS	Clerk Scheduled	REINFORCING STEEL	2
5/6/2013	AM	CS	Clerk Scheduled	REINFORCING STEEL	1
1 2					

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
11/6/2013	Thomas Fessler	ROUGH FRAME	REINSPECT REQUIRED
5/24/2013	Christopher Schroeder	REINFORCING STEEL	REINFORCING STEEL
5/6/2013	Joseph Yu	REINFORCING STEEL	REINSPECT REQUIRED
1 2			

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	fc=3000 psi --- j drive
0			2	BOLTS INSTALLED IN CONCRETE	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	
0			5A1	SINGLE PASS FILLET WELDS < 5/16"	
0			24E	WOOD FRAMING	
0			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
0			20	HOLDOWNS	
0			24A	FOUNDATIONS	
0			24B	STEEL FRAMING	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

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Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date: **10/19/2014 12:20:21 PM**

Application Number:	201103252839
Form Number:	3
Address(es):	0947 / 002 / 0 2853 BRODERICK ST 0947 / 002 / 0 2857 BRODERICK ST
Description:	VERTICAL/HORZONTAL ADDITION, RAISE BLDG 36", BUILD NEW GARAGE & ROOMS DOWN FOR EXPANSION, NEW CURB CUT.
Cost:	$5,000.00
Occupancy Code:	R-3
Building Use:	28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
3/25/2011	TRIAGE	
3/25/2011	FILING	
3/25/2011	FILED	
3/30/2012	PLANCHECK	
3/30/2012	APPROVED	
4/17/2012	ISSUED	
5/8/2012	SUSPEND	requested by BPA -- ltr dd 5/2/12
10/16/2012	REINSTATED	requested by BPA -- email dd 10/12/12, PA#201209260727 issued on 10/12/12
2/8/2013	ISSUED	
2/6/2014	SUSPEND	Per DCP's request dated 2/5/2014
10/16/2014	REINSTATED	per DCP's request letter dated 10/16/2014

Contact Details:

Contractor Details:

License Number: OWN
Name: OWNER OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description:SITE

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	3/25/11	3/25/11			3/25/11	DUFFY JOSEPH	
2	CPB	3/25/11	3/25/11			3/25/11	YAN BRENDA	
3	CP-ZOC	3/25/11	3/28/11	3/28/11	2/1/12	2/1/12	CABREROS GLENN	APPROVED per case 2010.0394DV. 3/28/11: Notice #1 mailed (GC).
4	CP-MP	6/13/11	6/14/11			9/6/11	CABREROS GLENN	Section 311 Mailed:6/14/11 Exp:7/13/11 (Milton Martin) RE-NOTICE Mailed:8/08/11 Exp:9/06/11 (Milton Martion)
5	SFPUC	3/5/12	3/19/12			3/19/12	TOM BILL	Reviewed & assessed for capacity charges. 50% paid with permit fees; balance due within 12 months of permit issuance date. See invoice attached to application. Route site submittal to PPC 3/19/2012.
5	BLDG	2/2/12	2/28/12	2/28/12		3/29/12	YU JOSEPH	Site permit approval, plans route to PPC for distr. JYU 03292012 Plans in hold pending AB-005 for stair way rail. 03262012 jsyu... Changes to exterior of entry stairs require approval by DCP. Please have plans returned

								approval by DCP. Please have plans returned to JYU after DCP review. jyu 03012012 call to architect for changes to plans.
5	DPW-BSM	3/1/12	3/5/12			3/5/12	CY LIONGTIAN	Approved Site only! DPW/BSM shall not release construction addenda until complete application and plans for Street Improvement & MSE Minor Encroachment for warped driveway/concrete step are submitted and approved Please submit application with all (SI) requirements at 875 Stevenson Street, RM. 460, and Tel. No. (415)-554-5810. Your construction addenda will be on hold, until all necessary DPW/BSM permits are completed, or the receiving BSM plan checker-recommending sign off Note: Please contact Urban Forestry to apply for tree permit and landscape permit @ 415-554-6700
6	CP-ZOC	3/19/12	3/23/12			3/23/12	CABREROS GLENN	to Planning to review revision; snt
7	DFCU	3/26/12	3/26/12			3/26/12	BLACKSHEAR JOHN	3/26/12: No impact fees. No First Source Hiring Agreement required. --JB
8	PPC	4/7/11	4/7/11			3/29/12	THAI SYLVIA	3/29/12: to CPB; snt 3/27/12: Per J. Yu, removed end date and placed plans in HOLD BIN.grs 3/26/12: to Joe Yu; snt 3/19/12: to Planning, Glenn Cabreros; snt 3/15/12: R10 received. Combined with plans at PUC. Will route to CP ZOC next.grs 3/5/12: to PUC; snt 3/1/12: to BSM; snt 7-22-11: Applicant submit Revision 7 to CP-Zoc/Glenn Cabreros. sjf 7-15-11: Applicant submit Revision 6 to CP-Zoc/Glenn Cabreros. sjf 4-7-11: Applicant submit Revision 1 to CP-Zoc/Glenn Cabreros. sjf
9	CPB	3/29/12	3/30/12			4/17/12	SHEK KATHY	3/30/12: approved. SFUSD req'd. need contractor's info. gs

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

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1			24B	STEEL FRAMING	
1			24A	FOUNDATIONS	
1			20	HOLDOWNS	
1			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1			24E	WOOD FRAMING	
1	1/8/2014	YTCHIU	12	SHOTCRETE	
1	1/8/2014	YTCHIU	5B5	MOMENT-RESISTING FRAMES	
1	1/8/2014	YTCHIU	5A1	SINGLE PASS FILLET WELDS < 5/16"	
1	1/8/2014	YTCHIU	4	REINFORCING STEEL AND PRETRESSING TENDONS	
1	1/8/2014	YTCHIU	2	BOLTS INSTALLED IN CONCRETE	
1 2					

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date: **10/19/2014 12:21:11 PM**

Application Number:	201103111905
Form Number:	8
Address(es):	0947 / 002 / 0 2853 BRODERICK ST 0947 / 002 / 0 2857 BRODERICK ST
Description:	REMOVE SHEETROCK, LATH & PLASTER FROM SMOKE DAMAGED FLOORS. REMOVE KITCHEN AND BATH APPLIANCES AND CABINETS - ALL ON STRUCTURAL (SOFT DEMO ONLY)
Cost:	$15,000.00
Occupancy Code:	R-3
Building Use:	28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
3/11/2011	TRIAGE	
3/11/2011	FILING	
3/11/2011	FILED	
3/11/2011	APPROVED	
3/11/2011	ISSUED	
2/6/2014	SUSPEND	Per DCP's request dated 2/5/2014
10/16/2014	REINSTATED	per DCP's request letter dated 10/16/2014

Contact Details:

Contractor Details:

License Number:	634865
Name:	TIMOTHY W. MORTENSEN
Company Name:	STREAMLINE BUILDERS
Address:	1111 CAMPBELL CT * RESCUE CA 95672-0000
Phone:	

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	3/9/11	3/9/11			3/9/11	FESSLER THOMAS	
2	BLDG	3/9/11	3/9/11			3/9/11	GUNNELL MICHAEL	
3	DPW-BSM	3/11/11	3/11/11			3/11/11	MINIANO DANNY	
4	CPB	3/11/11	3/11/11			3/11/11	GALIZA DELIA	

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

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No	Completed Date	Inspected By	Inspection Code	Description	Remarks

Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date:	**10/19/2014 12:21:57 PM**
Application Number:	201309066151
Form Number:	8
Address(es):	0947 / 002 / 0 2853 BRODERICK ST 0947 / 002 / 0 2857 BRODERICK ST
Description:	REMOVE STEPS PROPOSED TO BE ADDED AT NORTH SIDE ENTRY PORCH UNDER PA# 201103252839, REDUCE NO. OF STEPS AT SOUTH, FRONT ENTRY, ADD NEW DOORS WITH TRANSOMS AT BOTH LOCATIONS.
Cost:	$1.00
Occupancy Code:	R-3
Building Use:	28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
9/6/2013	TRIAGE	
9/6/2013	FILING	
9/6/2013	FILED	
10/16/2014	WITHDRAWN	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	INTAKE	9/6/13	9/6/13			9/6/13	CHUNG JANCE	415-999-9999	
2	CPB	10/16/14	10/16/14			10/16/14	YU ANNE	415-558-6070	10/16/14: Withdrawn Per Request. Customer lost application & took plans. Duplicate application made.ay

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date: **10/19/2014 12:23:25 PM**

Application Number: 201307010898
Form Number: 3
Address(es): 0947 / 002 / 0 2853 BRODERICK ST
0947 / 002 / 0 2857 BRODERICK ST
Description: TO COMPLY W/ CORR NOTICE DATED 6/25/13. ALSO TO CLARIFY HEIGHT OF BLDG BEFORE&AFTER BEING RAISED 36" UNDER 201103252839 &TO CORR PREV SHOWN HEIGHTS TO ROOF RIDGE TOP.DWELLING UNIT MERGER TO SFD.ADDITIONS TO SIDE,REAR&4/FL.REVISE 201103111905, 201103252839, 201108031630, 201209260727 &201309247638.
Cost: $1.00
Occupancy Code: R-3
Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
7/1/2013	TRIAGE	
7/1/2013	FILING	
7/1/2013	FILED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	CPB	7/1/13	7/1/13			7/1/13	CHEUNG WAI FONG	415-558-6070	
2	CP-ZOC	7/1/13	7/16/13	7/16/13	10/15/14	10/15/14	CABREROS GLENN	415-558-6377	Approved per Case No. 2013.0433DDDE. Correct height dimensions. Dwelling unit merger from 2 to 1 unit. Side, rear and vertical addtions. 10/15/14 (gc). NOPDR#1 mailed 7/10/13 (gc). Pending review with ZA. 7/16/13 (gc).
3	CP-DR		7/29/14			10/15/14	OROPEZA EDGAR	415-558-6377	DR APPLICATION TAKEN IN ON 7/29/2014. APPLICATION COMPLETE AND TAKEN IN BY EDGAR OROPEZA, PIC STAFF
4	CP-NP						CABREROS GLENN	415-558-6377	Mailed 311 Cover Letter 6/27/14 (Vlad) Mailed 311 Notice 7/7/14; Expired 8/6/14 (Vlad)
5	BLDG	10/15/14					COUNTER1	415-558-6133	
6	DPW-BSM							415-558-6060	
7	PPC						THAI SYLVIA	415-558-6133	10/17/14: back to OTC bin; snt. 10/17/14: Plans routed to Stephen Antonaros hold for Building review. AL 10/17/14: Plans routed to OTC hold for Building review. AL 10/15/14: to BSM; snt.
8	CPB						YAN BRENDA	415-558-	10/17/14: UPDATED DESCRIPTION OF WORK & IS A 2 UNITS MERGER TO 1 UNIT, NO STRUCTURE PLANS & CHANGE

							BRYAN	6070	FULL TO SITE PERMIT REQUEST BY APPLICANT. OK BY WF. BYAN.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

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EXHIBIT G

Correction Notice 6/25/13 to provide revised plans, within 30 days, to be followed by 311 notification.

Notification was not provided until 1 year later

In the interim addenda permits were issued which were suspended on 2/5/14

No. _____ 6/25/ 2013

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CORRECTION NOTICE AND REPORT

Location 2853-2857 Broderick st

Code Section

Remarks: Existing height shown incorrectly on Approved Plans

It has been discovered that the existing building height was noted incorrectly on the approved plans for PA 201103252839.

Obtain a revision permit to document the corrected existing height and the corrected proposed height. The revision permit is required to be approved by SF Planning department.

Comply with this notice within 30 days. Failure to comply with this notice could cause further enforcement actions. Joe Duffy for Tom Fessler

Contact Inspector _____

Div. _____, 1660 Mission Street ~~Telephone~~: _____ 6/25/13

EXHIBIT H

Agreement, September 4, 2012, on the basis of which appellant withdrew the CEQA appeal in 2012

SETTLEMENT AGREEMENT

This Settlement Agreement (the "Agreement") is entered into as of September 4, 2012 (the "Effective Date"), by and between Pam Whitehead and Melinda Nykamp ("Permit Holder"), and Pat Buscovich, Irving Zaretsky, Kate Kardos Polevoi, Zeeva Kardos, Craig Jones, Michael Jaeger, Eric Reimers, Kelda Reimers, Rob Povlitz, Jennifer Povlitz, Don Morehead and Ann Morehead ("Appellant"). Permit Holder and Appellant are sometimes each referred to in this Agreement as a "Party" or "party" and collectively as the "parties."

This agreement applies solely to Building Permit Application No. 2011.03.25.2839 and to the CEQA appeal and BOA appeal as defined below.

RECITALS

This Agreement is executed with reference to the following facts:

A. Permit Holder is the owner of the real property commonly known as 2853-2857 Broderick Street, San Francisco, California, Block 0947, Lot 002 (the "Permit Holder Property").

B. Irving Zaretsky, Kate Kardos Polevoi and Zeeva Kardos are the owners of the real property commonly known as 2845-2847 Broderick Street, San Francisco, California, Block 0947, Lots 045 and 046 (the "Appellant Property").

C. The Permit Holder Property and the Appellant Property are adjacent and share a common property line ("Property Line"). Appellant has certain concerns and objections related to Permit Holder's work on the Permit Holder Property.

D. Permit Holder desires to obtain a permit that will allow for the raising of the existing building on the Permit Holder Property by 36 inches and construction of a new garage, among other things, pursuant to Building Permit Application No. 2011.03.25.2839 and the associated plans for the permit (collectively, the "Permit"). The Permit was issued on or about April 17, 2012.

E. On or about May 2, 2012, Appellant filed an appeal of the Permit with the San Francisco Board of Appeals ("BOA Appeal") that set forth various concerns and objections Appellant has with the Project. The BOA Appeal was considered at a Board of Appeals hearing on June 20, 2012 and was ultimately denied on a vote of 4 to 0.

F. On or about July 2, 2012, Appellant filed a request for rehearing of the BOA Appeal with the San Francisco Board of Appeals. A hearing to consider the request for rehearing was scheduled at the Board of Appeals on July 25, 2012. On July 18, 2012, Appellant filed a rescheduling request to reschedule the hearing until after September 19, 2012. The request was granted by the Board of Appeals on July 20, 2012, rescheduling the hearing to September 12, 2012.

G. On or about July 6, 2012, Appellant filed an appeal of the categorical exemption issued by the San Francisco Planning Department for the Project ("CEQA Appeal"), which set forth various concerns and objections Appellant has with the determination of categorical exemption from environmental review for the Permit.

H. All parties now desire to settle their differences on mutually agreeable terms.

NOW THEREFORE, for and in consideration of the promises, covenants, and releases hereinafter set forth in this Agreement, and for good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. Recitals

The above recitals are incorporated herein by reference and are hereby made a part of this Agreement.

2. Permit Holder Obligations

Permit Holder hereby agrees to amend the Permit, and implement construction, such that it is consistent with, and as set forth in, the drawings dated August 22, 2012, and attached hereto and incorporated herein as **Exhibit A**. Permit Holder will amend the permit by requesting the Board of Appeals agree to a rehearing of the BOA Appeal and then requesting the Board of Appeals amend the Permit pursuant to the drawings attached as Exhibit A. In the case that the Board of Appeals does not agree to the rehearing or to amend the Permit pursuant to the drawings attached as Exhibit A, Permit Holder shall amend the Permit pursuant to the attached drawings on her own.

Minor modifications may be made to said plans to satisfy Planning Department and/or Department of Building Inspection requirements for the building permit application. "Minor modifications" do not include, and are not limited to:

a) Enlargement of the envelope of 2853-2857 Broderick Street;

b) Any increase in the building height beyond a maximum of 36 inches from current conditions (which already includes any tolerance otherwise permitted by the Department of Building Inspection and Building Code);

c) Any modifications to the fire wall on the north elevation of the rear yard stair case.

Any non-Minor Modifications may be made to the plans upon the consent of all parties to this Agreement.

Permit Holder will mark the building prior to the lift so that once it is lifted it can be clearly determined that the lift was 36 inches.

Permit Holder releases any claims they may have against Appellants with respect to the approval and appeal process for the Permit.

3. Appellant Obligations

As long as the Permit to be issued remains, as set forth in the drawings attached, and is consistent with the drawings set forth on **Exhibit A** and as long as Permit Holder is not in breach of this Agreement, Appellant, including all individuals who have signed the BOA Appeal, the CEQA Appeal, or both, hereby agrees as follows:

a) Appellant will not support the CEQA Appeal at the Board of Supervisors hearing on September 4, 2012, and will give testimony to the Board announcing a settlement of the matter.

b) Appellants shall support the request for rehearing at the Board of Appeals hearing scheduled for September 12, 2012, for the purpose of having the Board of Appeals amend the Permit pursuant to the drawings attached as Exhibit A at the rehearing. Appellants shall also support the proposal to amend the Permit pursuant to these drawings at the Board of Appeals rehearing.

c) Appellant shall file no future appeals of Building Permit Application No. 2011.03.25.2839, as set forth in the drawings attached as Exhibit A, including, but not limited to, any appeals with any department, office, board or other body of the City and County of San Francisco or any California state court or U.S. Federal court. This does not bar Appellant from filing any complaints against the Permit with the Department of Building Inspection after the Permit is issued.

Appellants release any claims they may have against Permit Holder with respect to the approval and appeal process for the Permit.

4. Successors and Assigns

This Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective heirs, successors, assigns or owners and their representatives, agents, shareholders, officers, partners, directors, employees, affiliates, subsidiaries, related corporations or entities. Each Party shall provide a copy of this Agreement to any successor, assign or new owner prior to transfer of their respective property.

5. Representations and Warranties

The persons signing this Agreement hereby warrant and represent that they have the power and authority to bind any party on whose behalf this Agreement is signed. Each party agrees to indemnify, defend, and hold harmless the other parties for any loss, costs, expenses, claims, or damages resulting from any breach of this paragraph.

6. Attorneys' Fees

The parties acknowledge and agree that if any party commences arbitration or litigation to interpret or enforce the terms of this Agreement, each party will be responsible for their own attorneys' fees. Appellants agree to not be represented by co-Appellant Kate Polevoi as an attorney in any arbitration or litigation relating to this dispute.

7. Entire Agreement; Controlling Law

This Agreement and all exhibits attached hereto and incorporated herein sets forth the entire agreement of the parties and any disputes concerning the subject matter of this Agreement, and shall not be modified or altered except by a subsequent written agreement signed by the parties. The laws of the State of California shall govern the validity, interpretation and enforcement of this Agreement. Subject to Section 6, the parties expressly consent to jurisdiction in the courts of California for any dispute regarding or relating to this Agreement or any other matter or claim released herein.

8. Counterparts; Severability; Time is of the Essence

This Agreement may be executed in multiple counterparts and signatures may be exchanged by facsimile or electronically, each of which shall be deemed to be an original document, and all of which together shall constitute one and the same document. In the event that any representation, warranty, acknowledgment, covenant, agreement, clause, provision, promise, or undertaking made by any party contained in this Agreement is deemed, construed, or alleged to be illegal, invalid, or unenforceable under present or future laws, in whole or in part, the parties acknowledge that each and every other term of this Agreement shall remain valid and enforceable. Time is of the essence for the completion of the acts described in and required by this Agreement.

9. Advice of Counsel

The parties represent and acknowledge that they have read and understood the terms of this Agreement and have had the opportunity to obtain the advice of counsel on the meaning and effect of this Agreement. The parties have had an opportunity to fully participate in preparing this Agreement and acknowledge that it is the product of the draftsmanship of the parties. Accordingly, this Agreement shall not be construed for or against any party by virtue of their participation, or lack of participation, in the drafting hereof.

[SIGNATURE BLOCKS FOLLOW ON NEXT PAGE]

This Agreement is executed as of the Effective Date by the parties.

Permit Holder:

Pam Whitehead on behalf of

Melinda Nykamp on behalf of

9/4/12

Appellant:

Pat Buscovich / Irving Zaretsky

Pat Buscovich

Irving Zaretsky

Kate Kardos Polevoi

Zeeva Kardos

Craig Jones

Michael Jaeger

Eric Reimers

Kelda Reimers

Rob Povlitz

Jennifer Povlitz

Don Morehead

Ann Morehead

This Agreement is executed as of the Effective Date by the parties.

Permit Holder:

Pam Whitehead

Melinda Nykamp

9/4/12

Appellant:

Pat Buscovich

Irving Zaretsky

Kate Kardos Polevoi

Zeeva Kardos

Craig Jones

Michael Jaeger

Eric Reimers

Kelda Reimers

Rob Povlitz

Jennifer Povlitz

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Permit Holder:

Pam Whitehead

Melinda Nykamp

9/4/12

Appellant:

Pat Buscovich

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Kate Kardos Polevoi

Zeeva Kardos

Craig Jones

Michael Jaeger

Eric Reimers

Kelda Reimers

Rob Povlitz

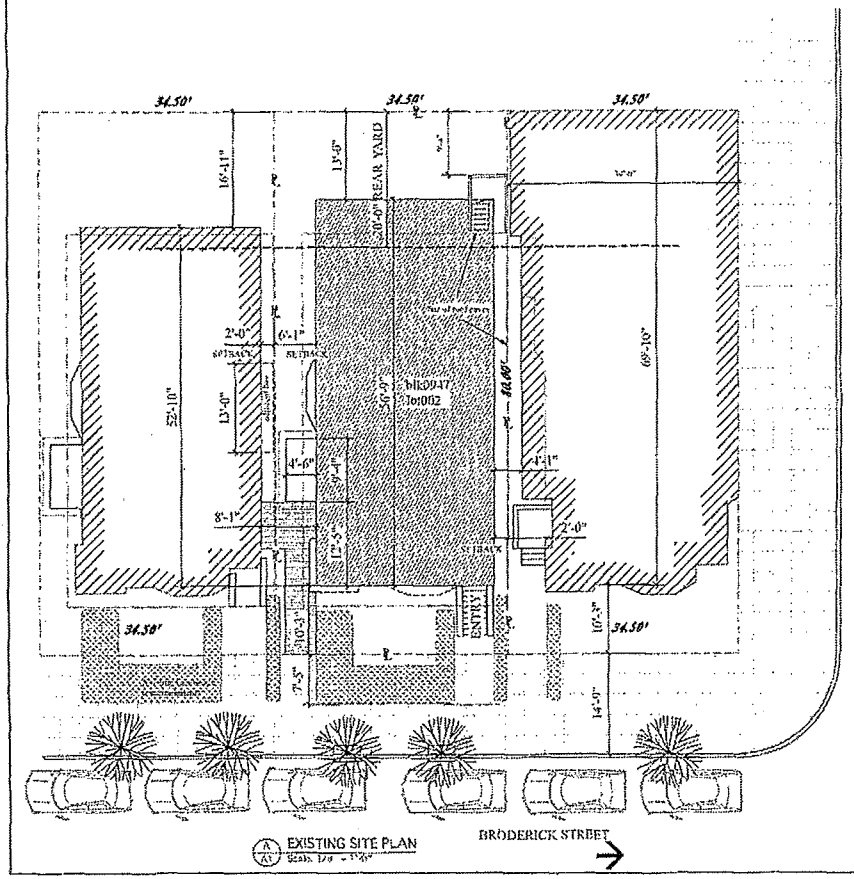
Jennifer Povlitz

Don Morehead

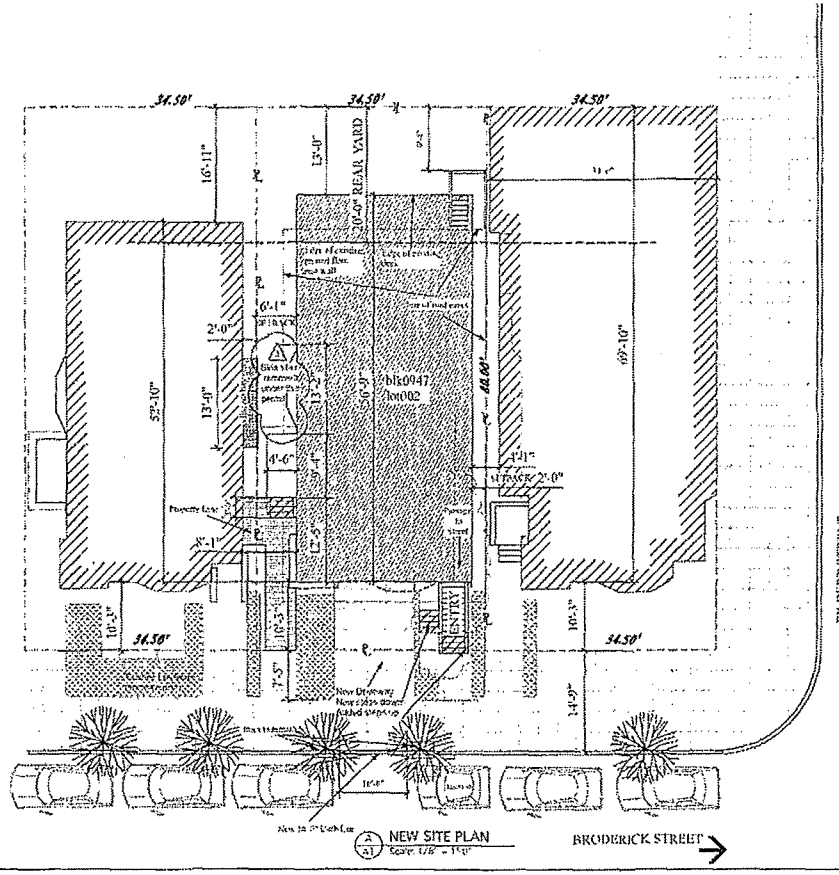
Ann Morehead

EXHIBIT 'A'
August 22, 2012

9/7/12



EXISTING SITE PLAN



NEW SITE PLAN

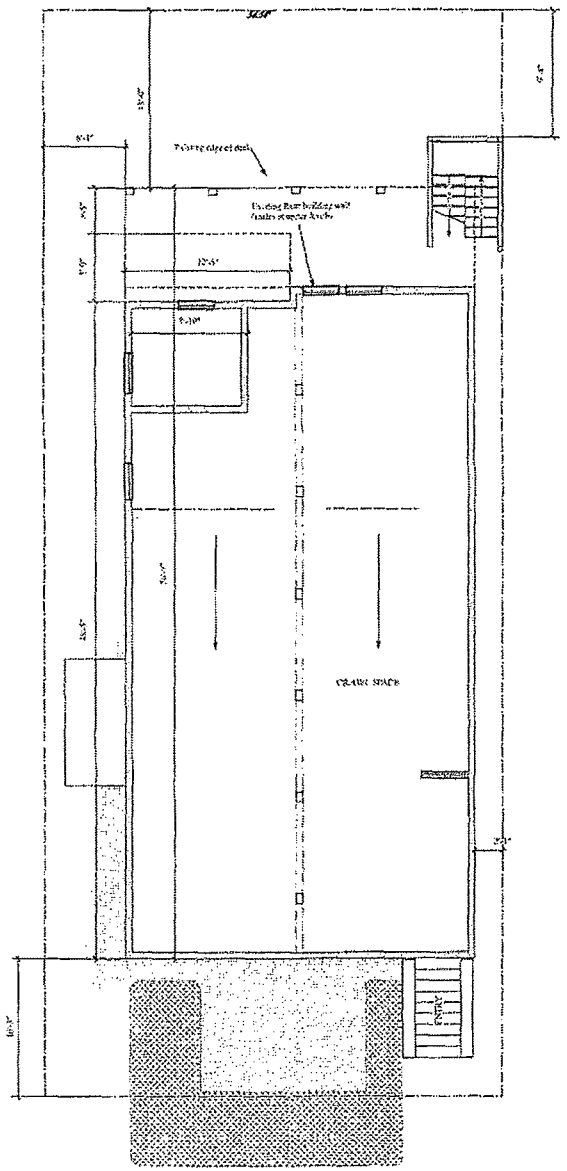
STEPHEN ANTONAROS
ARCHITECT

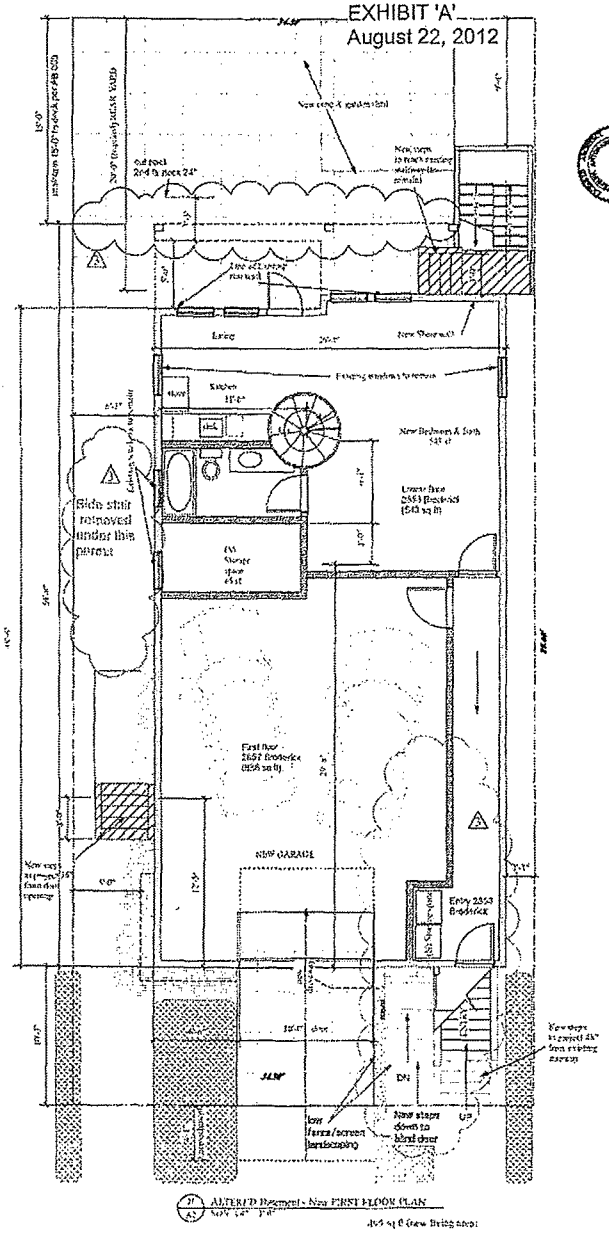
ALTERATION & VARIANCE
2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002

A1

9/9/12 JCK

EXHIBIT 'A'
August 22, 2012





REVISIONS	BY
Jan 25, 2012	
Mar 15, 2012	2
Aug 13, 2012	3

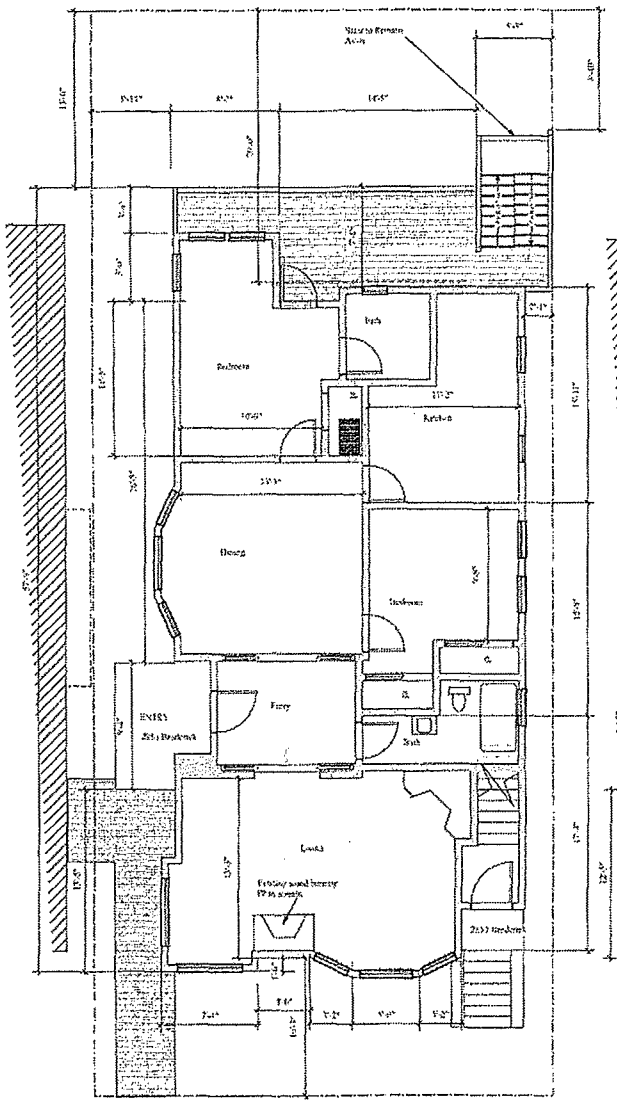
STEPHEN ANTONAROS
ARCHITECT
2365 Market Street #324
San Francisco, California 94114
(415) 863-2251
fax 863-0943

ALTERATION & VARIANCE
2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002

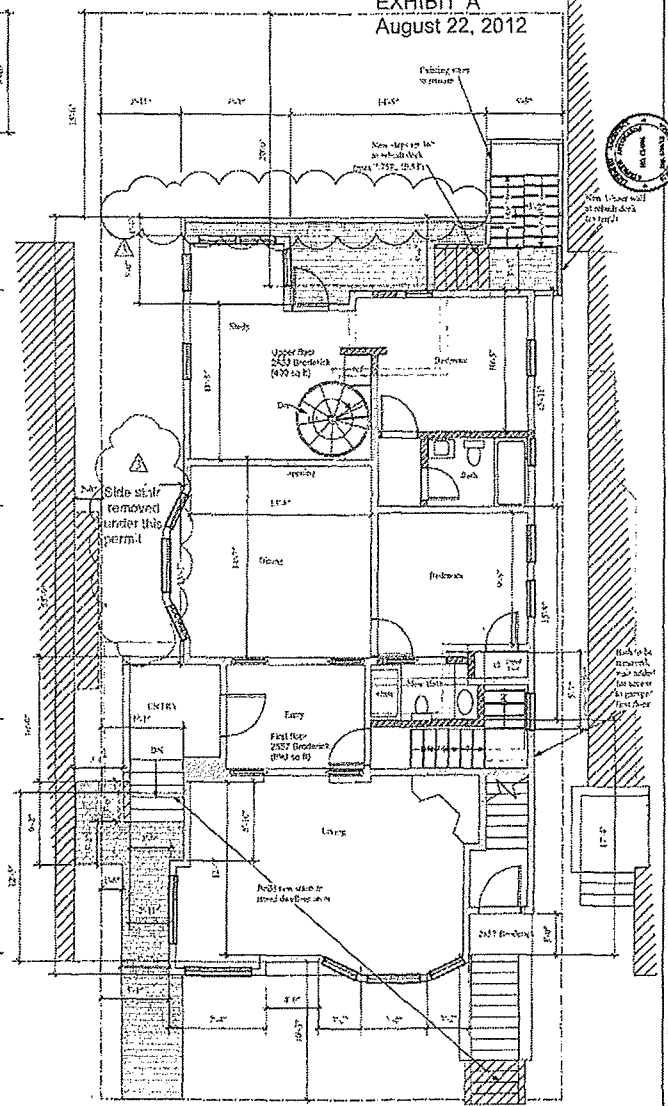
Date	August '12
Scale	1/4"=1'-0"
Drawn	SA
Job	
Sheet	A2
Of	Sheets

9/4/12 JCK

EXHIBIT 'A'
August 22, 2012



EXISTING SECOND FLOOR PLAN



ALTERED 2nd flr. NEW THIRD FLOOR PLAN

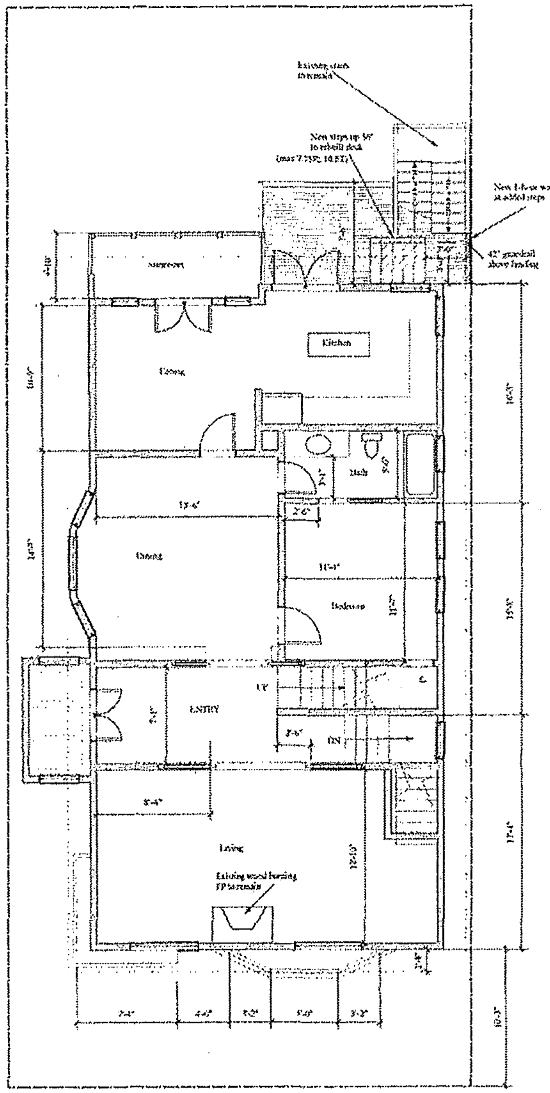
STEPHEN ANTONAROS
ARCHITECT

ALTERATION & VARIANCE
2855 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002

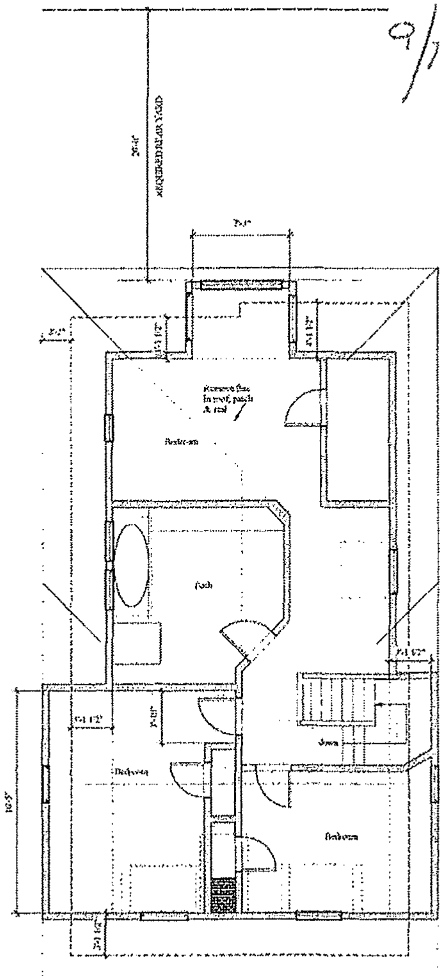
A3

EXHIBIT 'A'
August 22, 2012

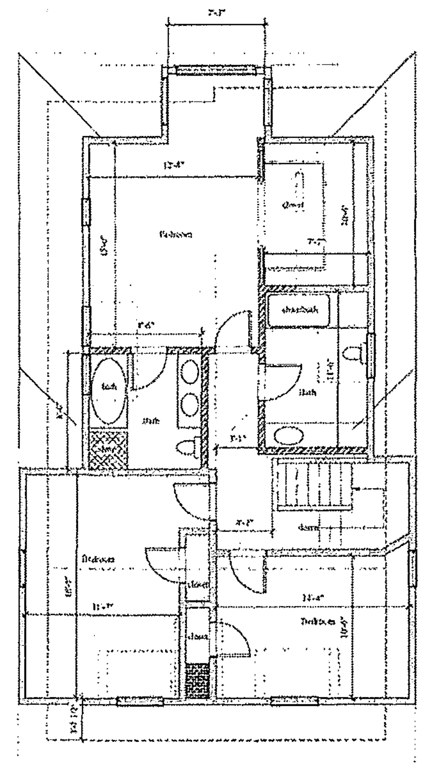
9/12/2012 [handwritten initials]



C/A1 EXISTING 2nd flr-NEW THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"
2857 Broderick
1195 sq ft
No Structural work to be done on Third Floor



D/A1 EXISTING THIRD FLR PLAN
Scale: 1/4" = 1'-0"
2857 Broderick
1096 sq ft



D1/A1 ALTERED 3rd FLR- NEW FOURTH FLR PLAN
Scale: 1/4" = 1'-0"
2857 Broderick
1096 sq ft

new partition

old partition (to be removed)

REVISIONS	BY
Jan 25, 2012	
Mar 15, 2012	
Aug 13, 2012	

STEPHEN ANTONAROS
ARCHITECT
2201 Market Street #324
San Francisco, California 94114
(415) 864 2261
fax 863-0961

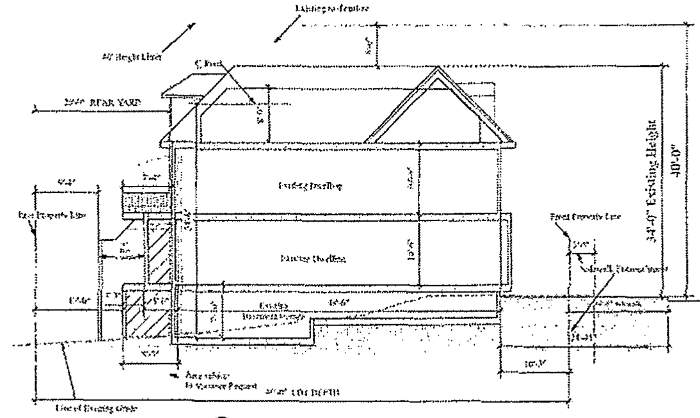
ALTERATION & VARIANCE
2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002

Date: August '10
Scale:
Drawn: SA
Job:
Sheet: **A4**

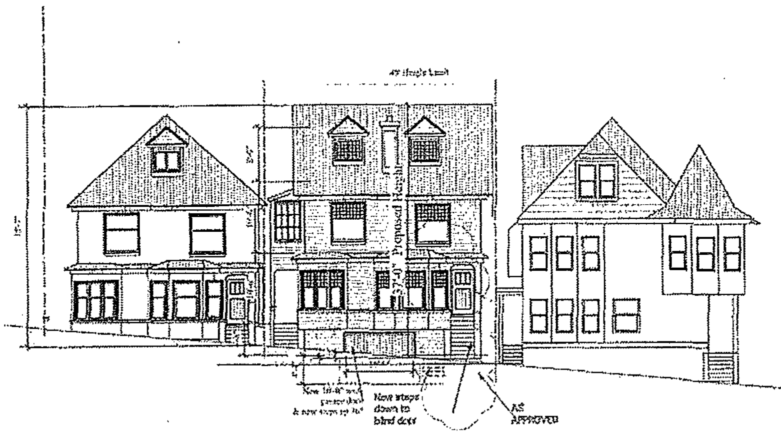
EXHIBIT 'A'
August 22, 2012

9/4/12 ... JCK

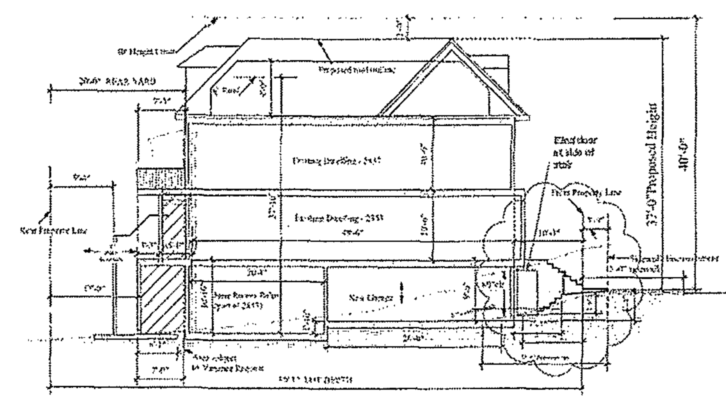
A / A5 EXISTING ELEVATION- 2853 & 2857 BRODERICK



C / A5 Existing Building Section



B / A5 NEW ELEVATION- 2853 & 2857 BRODERICK (raised 36")



D / A5 New Building Section- RAISED

STEPHEN ANTONAROS
ARCHITECT

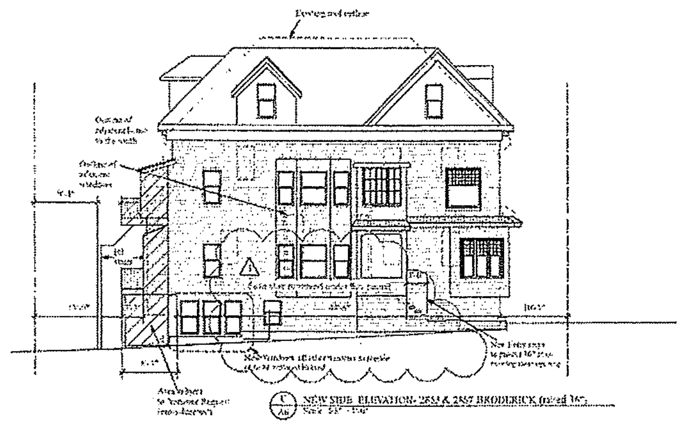
ALTERATION & VARIANCE
2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002

Sheet A5

EXHIBIT 'A'
August 22, 2012

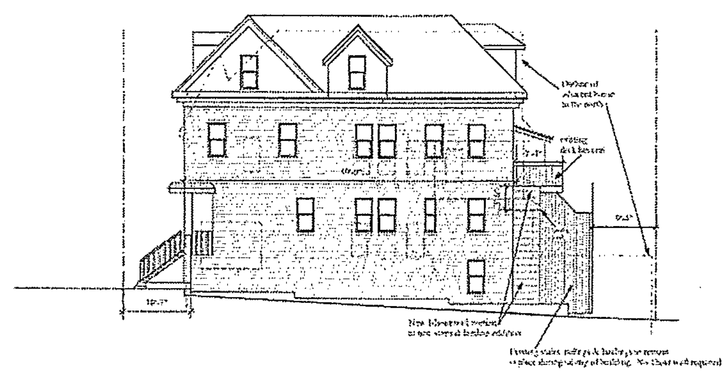
JCK

A/A6 EXISTING REAR ELEVATION- 2853 & 2857 BRODERICK



C/A6 NEW SIDE ELEVATION- 2853 & 2857 BRODERICK (raised 36")

B/A6 NEW REAR ELEVATION- 2853 & 2857 BRODERICK (raised 36")



D/A6 NEW SIDE ELEVATION- 2853 & 2857 BRODERICK (raised 36")

REVISIONS	BY
Jan 25, 2012	
Mar 16, 2012	2
Aug 13, 2012	3

STEPHEN ANTONAROS
ARCHITECT
2261 Market Street #324
San Francisco, California 94114

ALTERATION & VARIANCE
2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123
Block 0947 Lot 002

Date: August 14
Drawn: SA
Job
Sheet: A6
Of Sheets

0000558 Office AU #

11-24
1210(8)

CASHIER'S CHECK

0055800924

Operator I.D.: **cu013138**

October 20, 2014

PAY TO THE ORDER OF ***DEPARTMENT OF CITY PLANNING***

Five hundred forty-seven dollars and no cents **$547.00**

VOID IF OVER US $ 547.00

WELLS FARGO BANK, N.A.
3431 CALIFORNIA ST
SAN FRANCISCO, CA 94118
FOR INQUIRIES CALL (480) 394-3122

Richard Levy
CONTROLLER

Security Features Included [-] Details on Back