

File No. 111235

Committee Item No. _____
Board Item No. 38

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date December 6, 2011

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <u>Appeal of Tentative Parcel Map – 1138-1140 Page Street</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Joy Lamug

Date December 1, 2011

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

NOV. 10, 2011

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2011 NOV 10 PM 4:21

BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

1 DR. CARLTON B. GOODLETT PLACE, ROOM 244
SAN FRANCISCO, CA 94102

ATTN: CLERK OF THE BOARD

PAGE GROUP LLC
FAZILAT KAZEMINEZHAD
109 WILLIS DRIVE

MILL VALLEY, CA 94941

PH: 415-730-3904

EMAIL: FAZEELAT@AOL.COM

SUBJECT: APPROVAL OF TENTATIVE MAP FOR

4 UNIT NEW CONSTRUCTION

1138 - 1140 PAGE ST. BLOCK #1219 LOT#011

DEAR MEMBERS OF THE BOARD OF SUPERVISORS,

THIS IS THE NOTICE OF APPEAL FOR THE ABOVE REFERENCED TENTATIVE
MAP APPROVAL DATED OCTOBER 31, 2011, A COPY OF THE APPROVAL
IS ATTACHED.

THE ABOVE PROJECT WAS APPROVED FOR AN ALTERATION TO A SINGLE FAMILY
Dwelling AND A COMMERCIAL UNIT WITHOUT ENVIRONMENTAL REVIEW.

NOW, THE APPROVAL OF THE 4 UNIT CONDOMINIUMS ARE BASED ON 4 UNIT
NEW CONSTRUCTION WHICH IS CONTRARY TO THE PLANNING DEPARTMENT REVIEWS
AND FINDINGS, AS WELL AS THE BUILDING DEPARTMENT PERMITS ISSUANCE.

I INTEND TO FILE ADDITIONAL STATEMENT IN SUPPORT OF THE APPEAL AFTER
THE DATE AND THE TIME OF APPEAL HAVE BEEN SET.

PLEASE NOTIFY ME OF THE DATE AND TIME OF THE APPEALS HEARING SET
IN THIS MATTER AND OF ANY PROCESS REQUIRED.

SINCERELY

Fazilat Kazeminezhad FOR PAGE GROUP LLC

City and County of San Francisco



Edwin M. Lee, Mayor

Mohammed Nuru, Interim Director

Fuad S. Sweiss, PE, PLS,

City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827

Fax: (415) 554-5324

<http://www.sfdpw.com>

subdivision.mapping@sfdpw.org

Department of Public Works

Office of the City and County Surveyor

875 Stevenson Street, Room 410

San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Date: October 31, 2011

Approval of Tentative Map for

4 Units New Construction

Address	Block	Lot
1138 - 1140 PAGE ST	1219	011

Dear Sir/Madam:

This is to advise you that based on our findings the City and County Surveyor has made his decision affirming the approval of the subject Tentative Map.

The City and County Surveyor, together with the Planning Department and Department of Building Inspection have reviewed the application for conformity with the General Plan, and with the requirements of the Subdivision Map Act, the San Francisco Subdivision Code and applicable regulations for the Tentative Map.

Subdivision Code Section 1314 provides that an appeal of the decision of the City and County Surveyor may be made to the Board of Supervisors, located at 1 Dr. Carlton B. Goodlett Place, Room 244, telephone number (415) 554-5184.

Any such appeal must be filed in writing with the Clerk of the Board within ten (10) days of the date of this letter along with a check in the amount of \$284 made out to the Department of Public Works.

The file for this project is available for viewing at the Office of the City and County Surveyor located at 875 Stevenson Street, Room 410 during regular business hours.

If you have any questions on this matter, please contact us at (415) 554-5827, or our email address: subdivision.mapping@sfdpw.org

Sincerely,

Bruce R. Storrs, P.L.S.

City and County Surveyor

City and County of San Francisco

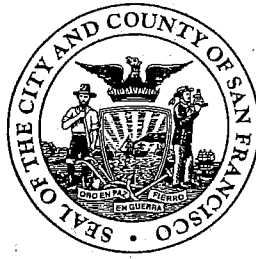
IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO

Customer Service

Teamwork

Continuous Improvement

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5567

RECEIVED
11 NOV 15 AM 10:06
DEPT. PUBLIC WORKS
DIRECTOR'S OFFICE
18

November 14, 2011

Mohammed Nuru, Interim Director
Department of Public Works
City Hall, Room 348
San Francisco, CA 94102

File Number 111235
Appeal of Tentative Parcel Map for 1138-1140 Page Street
Assessor's Block No. 1219 Lot No. 011
4-Units Condominium Subdivision

Dear Interim Director Nuru:

The Office of the Clerk of the Board is in receipt of an appeal filed by Fazilat Kazeminezhad, on behalf of Page Group, LLC (copy attached), from the decision of the Department of Public Works dated October 31, 2011, affirming the approval of a Tentative Parcel Map for a 4-unit new construction condominium subdivision located at 1138-1140 Page Street.

By copy of this letter, the City Engineer's Office is advised the Board of Supervisors will have the appeal scheduled for public hearing on Tuesday, December 6, 2011, at 4:00 p.m.

Pursuant to Subdivision Code Section 1315, enclosed is a filing fee of \$284.00 paid by the appellant for deposit to your Subdivision Fund.

Sincerely,

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

Angela Calvillo
Clerk of the Board

c:

Jerry Sanguinetti, Manager, Department of Public Works-Bureau of Street Use and Mapping
Fuad Sweiss, City Engineer, Department of Public Works
Bruce Storrs, PLS, County Surveyor, Department of Public Works
Scott Sanchez, Zoning Administrator, Planning Department
AnMarie Rodgers, Planning Department
Cheryl Adams, Deputy City Attorney
John Malamut, Deputy City Attorney
Appellant, Fazilat Kazeminezhad, Page Group, LLC, 109 Willis Drive, Mill Valley, CA 94941
Property Owner, 1140 Page Street, LLC, A California Limited Liability Company, c/o Herzig & Berlese,
414 Gough Street, Suite 5, San Francisco, CA 94102
Project Contact, Margaret J. Berlese, 414 Gough Street, Suite 5, San Francisco, CA 94102



1138-1140Page Street Appeal

Fazeelat

to:

joy.lamug

12/01/2011 09:19 AM

Cc:

Fazeelat, kamjalili

Show Details

History: This message has been forwarded.

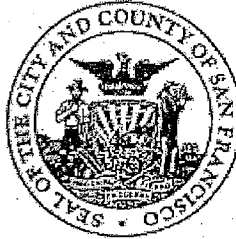
1 Attachment



Notice_of_Public_Hearing.pdf

Thanks

BOARD of SUPERVISORS



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

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

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

Date: Tuesday, December 6, 2011

Time: 4:00 p.m.

Location: Legislative Chamber, Room 250 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: File No. 111235. Hearing of persons interested in or objecting to the decision of the Department of Public Works dated October 31, 2011, approving a Tentative Parcel Map for a 4-unit new construction condominium subdivision located at 1138-1140 Page Street, Assessor's Block No. 1219, Lot No. 011. (District 5) (Appellant: Fazilat Kazeminezhad on behalf of Page Group, LLC) (Filed November 10, 2011)

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

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on Thursday, December 1, 2011.

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

Angela Calvillo
Clerk of the Board

DATED: November 18, 2011
PUBLISHED/POSTED: November 22, 2011

Fazilat Kazeminezhad
Page Group LLC
109 Willis Drive
Mill Valley, Ca 94941

November 30, 2011

To: Angela Calvillo, Clerk of the Board of Supervisors

From: Fazilat Kazeminezhad for Page Group LLC

Re: Appeal of approval of a Tentative Parcel Map for 1138-1140 Page St. ("The Property") File No. 111235. Hearing on of persons interested in or objecting to the decision of the Department of Public Works dated October 31, 2011, approving a Tentative Parcel Map for a new construction condominium subdivision located at 1138-1140 Page Street, Assessors Block No. 1219, lot No. 011. (District 5)

Hearing Date: December 6, 2011

Attachments: 1-6

To:
San Francisco Board of Supervisors,

To discover if The Property can be categorized as New Construction consisting of 4 condominiums eligible for Condominium conversion, first the true and accurate description of the property needs to be established & clarified.

A:

Is The Property a Single Family Dwelling?

B:

Is The Property a two unit dwelling consisting of one Single Family and one Commercial?

C:

Is The Property a two unit residential, two Flats consisting of one, one bedroom, one bath and one, two bedroom, one bath?

Now, according to:

Exhibit 1:

Dated 01-07-09, The Property is described as Two Family Dwelling

Exhibit 2:

Dated 11-19-09, Description of The Property is changed to One Family Dwelling, One Commercial (based on the Spring Valley Water Department Installation Form in 1910), Address & Description on planning Sanborn Map, Assessor's Property Profile & Assessor's Property Card all describe The Property as 2 Flats.
SFPUC permit filing on 11/3/2009 indicates number of dwelling as 2.

Exhibit 3:

Permit # 1233550, dated 03/16/2011, identifies number of dwellings, 2, as indicated in box (9A). Permit Tracking System 20091103476 indicate Existing No. of Dwg. Units 2.

Exhibit 4:

MLS and Property Detail Report, describes The Property as a Two Story, Unit 1, 1 bedroom, 1 bath Flat, Unit 2, 2 bedrooms, one bath Flat.
MLS Property Detail Report/Tax Records under characteristics indicates County Use Code: Flats or Duplex

Exhibit 5:

Email of Mr. Bruce Storrs from DPW, states that single family residences can not be converted to condos (not a single family). Commercial units are not subject to condominium ordinance (not a commercial)
Therefore, this is NOT a "New construction category"

Exhibit 6:

Conclusion:

The case which has precedent:

I believe, I have established enough facts and documents to establish the true and real Current Authorized Occupancy of the 1138-1140 Page Street as two flat units (two dwellings). A similar project at 1372-1374 Union Street, Block: 0525 lot: 015 was denied permit to convert to condominium based on not meeting the criteria for the New Construction Condominium, that states criteria for eligibility:

1. Single family homes, where units have been added. The existing dwelling unit and any newly created dwellings units may be new condominiums;
2. Two family homes, where both units have been owner-occupied continuously for a one-year period, and so documented, may be considered new construction for the purpose of Condominium mapping and exemption from lottery requirements. The existing dwellings and any newly created dwellings may be new condominiums.

1138-1140 Page project at the time of applying for "New Construction Condominium" was neither a single family home nor both units were occupied by owners for a one year period, and so documented; therefore, it does not qualify for a "New Construction Condominium"

EXHIBIT ONE



CURRENT AUTHORIZED USE / OCCUPANCY

PROPERTY ADDRESS: 1138 – 1140 Page Street

BLOCK # 1219

LOT # 011

The Department of Building Inspection (DBI) reviews other City departments' records when there is insufficient permit information / CFC on a residential property to establish the Current Authorized Occupancy. The following DBI and other City departments' records have been reviewed for the above referenced property:

DEPARTMENT NAME / RECORD TYPE	DESCRIPTION
New Construction	N/A
Building Permit History	Only 1 permit application issued in 1936, indicating Flat.
Address on DBI Address Validation System	1138-1140 Page St
Address on Current DBI Block Map	1138-1140 Page St
Address & Description on DBI Housing Inspection Files	N/A
Address & Description on Planning Sanborn Map	1138-1140 Page St; 2 F
Address & Description on Assessor's Property Profile	1138-1140 Page St; 2 Flats
Address & Description on Assessor's Property Card	1138-1140 Page St; 2 Flats
Address & Description on Original Water Department	1138-1140 Page St; Store + 1 Family
Number of Buildings on the Lot	ONE
Visual Observation / Inspection	N/A
Other	

After reviewing the above listed records, the Department of Building Inspection has concluded that the Current Authorized Occupancy of the subject property is **TWO FAMILY DWELLING**.

Prepared by:

Tuti Suardana

Tuti Suardana, Chief Clerk
Customer Service Division
Date: January 7, 2009

Reviewed / Approved by:

Edward Sweeney

Edward Sweeney, Manager
Inspection Services
Date: January 7, 2009

cc: Records Management Section

EXHIBIT TWO



REVISED

CURRENT AUTHORIZED USE / OCCUPANCY

PROPERTY ADDRESS: 1138 - 1140 Page Street

BLOCK # 1219

LOT # 011

The Department of Building Inspection (DBI) reviews other City departments' records when there is insufficient permit information / CFC on a residential property to establish the Current Authorized Occupancy. The following DBI and other City departments' records have been reviewed for the above referenced property:

DEPARTMENT NAME / RECORD TYPE	DESCRIPTION
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Address & Description on Planning Sanborn Map	1138-1140 Page St; 2 F
Address & Description on Assessor's Property Profile	1138-1140 Page St; 2 Flats
Address & Description on Assessor's Property Card	1138-1140 Page St; 2 Flats
Address & Description on Original Water Department	1138-1140 Page St; Store + 1 Family
Number of Buildings on the Lot	ONE
Visual Observation / Inspection	N/A
Other	

After reviewing the above listed records, the Department of Building Inspection has concluded that the Current Authorized Occupancy of the subject property is **ONE FAMILY DWELLING AND A COMMERCIAL**.

Prepared by:

Tuti Suardana

Tuti Suardana, Chief Clerk
Support Services
Date: November 19, 2009

Reviewed / Approved by:

Edward Sweeney

Edward Sweeney, Deputy Director
Inspection Services
Date: November 19, 2009

cc: Records Management Section

SUPPORT SERVICES

1660 Mission Street - San Francisco CA 94103
Office (415) 558-6080 - FAX (415) 558-6402 - www.sfdbi.org

Application for Service Installation

58-3260

1138-40 Page 1

LOCATION STREET

San Francisco, 58 419240

TO THE SPRING VALLEY WATER COMPANY

9-288

You are hereby requested and authorized to make service installation for water supply at

for account of (Signed) By Owner

Architect-Plumber-Agent

NOTE This order covers service installation only, a separate order is required for supply

The following Regulations have been duly adopted by resolution of the Board of Trustees of the Spring Valley Water Works. They are to be strictly observed by consumers of Spring Valley Water, and considered a part of this agreement.

1. In all cases of non payment of the water rent within three days after the presentation of the bill, the supply will be cut off, and the water shall not again be let on either for the present or any subsequent occupant, except upon the payment of the amount due together with the sum of two dollars, provided, that in case of specific supplies, or for the fractional parts of the month, where the water has been let on, it may be cut off immediately, after notice given at the place that the rent is not paid, and may be let on again upon the condition before mentioned.
2. No person or family supplied with Spring Valley water will be permitted to use the water for any other purpose than that stated in this agreement, nor to supply water in any way to other persons or families.
3. Consumers shall prevent all unnecessary waste of water, and shall make no concealment of the purposes for which it is used.
4. No alteration shall be made in any water pipe or fixture without first giving notice of the intended alteration at the office of the Company.
5. In all cases where water is to be supplied to several parties or tenants from one connection or tap, the Company contracts only with one of said several parties, and on his default to abide by these regulations and pay the rates, will cut off the connection.
6. Whenever any of these regulations shall be violated, the supply of water will be discontinued and not resumed until all charges and expenses are satisfied.
7. All persons taking water shall keep the service pipes in good repair, at their own expense, and they will be held liable for all damages which may result from their failure to do so.
8. Street Sprinkling with hose and standing Irrigators will not be allowed under any circumstances.
9. The Inspector or other properly authorized officer of the Company shall be admitted at all reasonable hours to all parts of any premises supplied with water, to see that these regulations are observed.
10. The Company does not guarantee to deliver water under this application more than ten feet above the street.

No

Date of Supply.

18

APPLICATION and AGREEMENT.

I hereby agree to take water from the Spring Valley Water Works, at the

Rate of \$ per month, payable monthly in advance, in U. S. Gold Coin For

Store and family above.

1138-40 Page N.S. 150 W Broderick

and in default of such payment punctually made in advance, or if the above regulations are in any respect violated, the said Spring Valley Water Works may disconnect the water at my own cost and charges, according to the above regulations, of which I have been duly notified

GENERAL RATE

"	Sure Building	1062	Sq Feet	✓	Stories
"	"		"		"
"	"		"		"
"	"		"		"
"	"		"		" 4/08

SPECIAL RATES

1 Store (at farm) 4.00

4 Wash Trays

2 Wash Basins

Boarders and Lodgers

2 Baths

2 Water Closets

Urinals

Cows

Horses

Horse Trough

Sq Yds Irrigation

Total

Bill, \$

Meter SEP 16 1910

And I hereby covenant and agree that I will protect and save harmless the said corporation from all claims for damage occasioned by the bursting of any of the pipes used for the supply of water under this application

Mary Murphy

Per L. Arthur Court

San Francisco,

Dec. 16 1891

81
20
105
2.05

Service Connection 65 Feet

Pro. S. S. 150. H -
17.6.1 Brachnack

70155
107.13 40007

20924

gyl

Inspection Dept



771694 98E

71048
71043

11/53

X ORDERED INCREASED / "P. DATE 7-30-74

2nd Snd N. Brachnack
19 E. W. Brachnack
1604

19741

S.O.	T.O.	CAUSE
388961320 4-13-88-17		None
9-288	9-288	Inc
10/18930	5/20/89	

	Premise Information	1138 Page St, San Francisco, CA, 94117-2223
	CIS Division	California
	Capacity Charge Form #/ Billing Letter	3
	Capacity Charge Permit Application Number	200911030476
	Capacity Charge Assessed Date	03-08-2011
	Permit Filing Date	11-03-2009
	Capacity Charge Permit Issue Date	03-16-2011
	Legal Owner Mailing Address Line 1	19 BAKER ST
	Legal Owner Mailing Address Line 2	SAN FRANCISCO CA
	Legal Owner Address Zip Code	94117
	Legal Owner	1140 PAGE STREET LLC
	Number of Dwelling Units on Premise	2
	Recordation Number	E908-863
	Service Point Information	Standard Water Service/Bi-Monthly Cycle 11 - Even Mon/158/1138 Page St, San Francis
	Meter Configuration	Disc, 0096314028, Eff 04-29-1996 12:00AM, Water - Simple 100 CF, 1 register
	Last Meter Read	08-16-2011 08:04AM
	Next Meter Read	12-16-2011 (Bi-Monthly Cycle 11 - Even Months)
	Service Agreement Tree (SFPUC) [®]	

<http://pucceb01:6500/spl/portal>

RECEIVED

NOV 8 2011

 SFPUC-COC-1ST FLOOR

OK per
 Joseph
 Chen

EXHIBIT THREE

SFPUCD

FIRE

Capacity Charges
Water: \$639.00
Sewer: \$888.00
Total: \$1,527.00

SITE PERMIT

NOV 03 2009

BUILDING ENLARGEMENT
DESCRIPTION
BY VERTICAL
BY HORIZONTAL

APPROVED
DEPT. OF Building Insp.
MAR 16 2011

APPROVED FOR ISSUANCE
3-16-11

Bldg. FORM 3/8

APPLICATION NUMBER
2009-11-03-0476 S

OSHA APPROVAL REQ.

N/V

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☐ OVER-THE COUNTER ISSUANCE

3 NUMBER OF PLAN SETS

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

DO NOT WRITE ABOVE THIS LINE

DATE FILED 1-3-09	FILING FEE RECEIPT NO. 9117024	(1) STREET ADDRESS OF JOB 1138-1140 PAGE STREET	BLOCK & LOT 1219/011
PERMIT NO. 1233570	ISSUED MAR 16 2011	(2A) ESTIMATED COST OF JOB \$1.2 million	(2B) REVISED COST \$1,482,000.00
		DATE 2/3/11	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING					
(4A) TYPE OF CONSTR V-B	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE Single-family residence	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS X2
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONSTR V-A	(5) NO. OF STORIES OF OCCUPANCY 4	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) 4 residential units	(8) OCCUP. CLASS R-2	(9) NO. OF DWELLING UNITS 4
(10) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED?		(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?		(12) ELECTRICAL WORK TO BE PERFORMED?	
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
(13) GENERAL CONTRACTOR (MICHAEL CASANOVA)		ADDRESS 2501 MISSION ST. SF 94110		PHONE (FOR CONTACT BY DEPT.) 748588	
(14) OWNER (LESSOR (GROSS OUT ONE)) JOHN & SUE HARTY		ADDRESS 1304 MADERA WAY, MILL BRAE, CA 94030		PHONE (FOR CONTACT BY DEPT.) (415) 716-0093	
(15) WHERE A DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) ADDITION & SUBSTANTIAL ALTERATION TO (E) 2-STORY SINGLE-FAMILY DWELLING OF TYPE V-B. THE 2-STORY VERTICAL ADDITION & HORIZONTAL ADDITION @ REAR WILL RESULT IN A 4-STORY 4-UNIT RESIDENTIAL BLDG OF TYPE V-A WOOD CONSTRUCTION. NEW MECHANICAL, ELECTRICAL AND PLUMBING ALSO INCLUDED.					
ADDITIONAL INFORMATION					

NOTICE TO THE APPLICANT

NOTICE TO THE APPLICANT

NOTIFIED MR.

NOTICE TO THE APPLICANT

NOTICE TO THE APPLICANT

3/8

THIS APPLICATION APPROVED
FOR SITE PERMIT ONLY.
NO WORK MAY BE STARTED
UNTIL CONSTRUCTION PLANS
HAVE BEEN APPROVED.

Vertical and horizontal addition. All work
per plans 4 dwellly units.

By *[Signature]*
DENNIS J. HARRIS DBI
FEB 03 2011

[Signature]
TO 3/14/11

[Signature] 3/14/11
FIRE DEPT. PLAN CHECKER

N/A
[Signature]

By *[Signature]*
DENNIS J. HARRIS DBI
FEB 03 2011

THIS APPLICATION APPROVED
FOR SITE PERMIT ONLY.
NO WORK MAY BE STARTED
UNTIL CONSTRUCTION PLANS
HAVE BEEN APPROVED.

[Signature]
DENNIS J. HARRIS DBI
FEB 03 2011

DPW/BSM SIGN OFF ON JOB CARD
REQUIRED PRIOR TO DBI FINAL
CALL 554-7149 TO SCHEDULE.

BY *[Signature]* 02-22-11
Danny Miniano, DPW/BSM

APPROVED

N/A
[Signature]

DEPARTMENT OF PUBLIC HEALTH

By *[Signature]*
DENNIS J. HARRIS DBI
FEB 03 2011

APPROVED

REDEVELOPMENT AGENCY

NOTIFIED MR.

DATE

REASON

NOTIFIED MR.

DATE

REASON

NOTIFIED MR.

APPROVED:

SFPUC Capacity Charges

See attached SFPUC Capacity Charge Invoices for
amount due. DBI will collect 50% or more of the total
amount before the Site Permit is issued. Any balance
will be billed and collected by SFPUC directly.

DATE:

REASON:

[Signature]
Conica Zu-Witney

3/8/11

NOTIFIED MR.

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

Number of signatures is:

☐

[Signature]
OWNER'S AUTHORIZED AGENT

Project: Location: Stage: Insurance: Fire and Safety: Fee: Payment: Owner/Contractor/Agents: Planning: Dev Impact Fee:

CHARACTERISTICS




1219 / 01170 / 1138 PAGE 57

ALTERATIONS PERMIT
SITE PERMIT

200911030476 Form Proj: Stage: REINSTATED VERTICAL & HORIZONTAL ADDITION - Desc History

Site Permit	SER/PAH	No. of Plansets	Estimated Cost(\$)	Revised Cost(\$)	Identical Plans
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXISTING PROPOSED N/A			3rd pty plancheck <input type="checkbox"/>	Tenant improv <input type="checkbox"/>	Redev <input type="checkbox"/>
No. of Dwg. Units: <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural Exten <input type="checkbox"/>	Sign Sq Feet <input type="checkbox"/>	Housing Auth <input type="checkbox"/>
No. of Stories: <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumb Permit Rqd <input type="checkbox"/>	Sign Type <input type="checkbox"/>	CAL OSHA <input type="checkbox"/>
Construction Type: <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elec Permit Rqd <input type="checkbox"/>	No of faces <input type="checkbox"/>	Safety Permit <input type="checkbox"/>
Fire Rating: <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	Str Space Used <input type="checkbox"/>	Standardized <input type="checkbox"/>	Compliance <input type="checkbox"/>
Occupancy Code: <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	Curb Lowering Rqd <input type="checkbox"/>	Quarrying <input type="checkbox"/>	Safety Permit Num <input type="checkbox"/>
Building Use: <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	TIDF Compliance <input type="checkbox"/>	BldFrontage Ft <input type="checkbox"/>	DCP Back P/C <input type="checkbox"/>
Express plan check fee? <input type="checkbox"/>	PUC Rev <input type="checkbox"/>	WW Capacity <input type="checkbox"/>	Water <input type="checkbox"/>	Plan review hours <input type="checkbox"/>	DCP Back P/C Hrs <input type="checkbox"/>
Back Plan Check Fee? <input type="checkbox"/>	DCP P/C <input type="checkbox"/>	Capacity <input type="checkbox"/>	1/2 DCP P/C <input type="checkbox"/>	Fire P/C <input type="checkbox"/>	Electrical <input type="checkbox"/>
Street Space: Linear Ft: <input type="text"/>	<input type="checkbox"/>	DCP Insp(\$) <input type="checkbox"/>	Fire Insp <input type="checkbox"/>	Coastal zone <input type="checkbox"/>	Plumbing <input type="checkbox"/>
Deposit? <input type="checkbox"/>	Period: <input type="text"/>	Fire Back Plan chk hrs <input type="checkbox"/>	Fire Field Insp Hrs <input type="checkbox"/>	Re-roofing? <input type="checkbox"/>	Mechanical <input type="checkbox"/>
Sidewalk Construction Sq. feet: <input type="text"/>	<input type="checkbox"/>	New Fire alarm <input type="checkbox"/>	Gaseous Suppression <input type="checkbox"/>	Posting Notice? <input type="checkbox"/>	Addendum <input type="checkbox"/>
House Numbers: <input type="text"/>	<input type="checkbox"/>	New Sprinkler <input type="checkbox"/>	Renewal <input type="checkbox"/>	City Instigated? <input type="checkbox"/>	Vertical/Horizontal Addition <input type="checkbox"/>
No. of Back Plan check Hours: <input type="text"/>	<input type="checkbox"/>	Expeditor <input type="checkbox"/>	Lead S/C <input type="checkbox"/>	Structural Notification? <input type="checkbox"/>	Change of Occupancy? <input type="checkbox"/>
Number of Curb Sections: <input type="text"/>	<input type="checkbox"/>	Penalty <input type="checkbox"/>	DBI Process Fee <input type="checkbox"/>	Deck/Horiz. Ext. <input type="checkbox"/>	SFUSD <input type="checkbox"/>
Env Debris Compl <input type="checkbox"/>	Solar Panel <input type="checkbox"/>	Addl Chars/Fees <input type="text"/>	<input type="checkbox"/>	Incl. Housing Ord Rqd: <input type="checkbox"/>	Incl. Housing Ord Complied: <input type="checkbox"/>
<input type="checkbox"/> Modification allowed. <input type="checkbox"/> Modification not allowed. <input type="checkbox"/> Not Applicable					

EXHIBIT FOUR

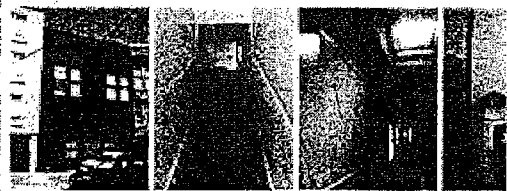
 Property History	Listing Summary	 Interactive Map	 Report Violation
Listing #350429	1138-1140 Page St, San Francisco, CA 94117	Sold (04/03/09) DOM: 94	
\$775,000 (LP)			
\$725,000 (SP)	Sq Ft: 2334*	Lot Sz:	
Price/SqFt: 310.63	District: 5 - Haight Ashbury	Yr: 1906*	
SP % LP: 93.55			

Remarks

Fantastic location near Buena Vista Park, Haight Ashbury shops and Golden Gate Park. Bring your Contractors and Architects.....needs everything done to restore it. Has been in the same family for over 60 years. Vacant and easy to show. Lot size is 25' x 137'....huge potential.

2 unit building

Pictures (7)



Agent	Andres A Enriquez (ID: 803666) Primary: 415-575-5599 Lic: 01371895		
Office	BHG Mason-McDuffie Real Estate (ID: PRDN04) Phone: 415-575-5599, FAX: 415-252-0817		
Property Type	2-4 Units	Property Subtype(s)	2 Units
Status	Sold (04/03/09)		
DOM	94		
Type Listing	Excl Right to Sell		
Known Short Sale	No		
REO	No		
District	5 - B		
Commission	Selling Office	Dual/Var. Rate	No
	2.5	Price / SqFt	310.63
Approx Square Feet	2334*		
Scope of Service	Full Service		
County	San Francisco	Blk/Lt/APN	1219011
Year Built	1906*	Map Coordinates	SFAR, CO44
Map Book	SFAR Map		
Cross Street	Baker	Entry Date	12/08/08
Listing Date	12/08/08		
On Market Date	12/08/08		
Original Price	775,000		
Agent Remarks	Call Andres to make showing appt. Very easy to show.... (415) 595-7220. Probate with no court confirmation.		

Selling Information

Selling Price	725,000	Selling Date	04/03/09
Listing Price	775,000	Pending Date	03/12/09
SP % LP	93.55	Original Price	775,000
Financing	Not Reported		
Comments			
Selling Agent	James Nunemacher (A329918)	Selling Office	Vanguard Properties (VANG02)
Selling Co-Agent		Selling Co-Office	

Zoning	
# of Units	#2
# Vacant	2
# Floors	2
# Buildings	1
# Parking Spaces	0
Unit 1 Occupancy	Vacant
Unit 2 Occupancy	Vacant
Green Point Rating	0
HERS Index	0
Probate Sale	Yes
Subj to Crt Conf?	No
Unconfirmed Coop Fee	0.00

Features	
Showing Instructions	Appointment Only, Call Listing Agent
Possession	Close of Escrow
Type	Flats, 2 Story
Style	Traditional
Exterior	Stucco
Unit 1	1 Bedroom, 1 Bath, Flat
Unit 2	2 Bedrooms, 1 Bath, Flat
Floors	Hardwood
Construction	Wood Frame
Roof	Shingle
Basement	None
Miscellaneous	Landscaping-Rear
Lot Description	Regular
Documents/Disclosure	Prelim Title Report, Mello-Roos Discl, RE Transfer Discl, Seismic Hazard Discl, Geological Report, Lead Hazard Discl

* Denotes information autofilled from tax records.

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED.- Copyright: 2011 by San Francisco Assoc of REALTORS

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U.S. Patent 6,910,045

Generated: 11/27/11 10:33am

RapattonMLS

Property Detail Report

Subject Property

1138-1140 Page St
San Francisco, CA 94117-2223
San Francisco County



Owner Info:

Owner Name : 1140 Page Street Llc
Tax Billing Address : 19 Baker St
Tax Billing City & State : San Francisco CA

Tax Billing Zip : 94117
Tax Billing Zip+4 : 3019

Location Info:

School District : San Francisco
Census Tract : 167.00
Carrier Route : C038
Flood Zone Panel : 0602980001N

Flood Zone Code : N
Zoning : Rm2
Map Page/Grid : 667-F1

Tax Info:

APN : 1219-011
Tax Year : 2010
Annual Tax : \$8,686
Assessment Year : 2011
Land Assessment : \$510,109
Improved Assessment : \$218,617

Total Assessment : \$728,726
% Improv : 30%
Tax Area : 1000
Block Number : 1219
Lot Number : 11

Characteristics:

Universal Land Use : Duplex
County Use Code : Flats Or Duplex
Total Baths : 2
Full Baths : 2
Construction : Wood
Year Built : 1906

Total Rooms : 8
Building Sq Ft : 2,334
Lot Sq Ft : 3,436
Lot Acres : .0789
Stories : 2
Total Units : 2

Last Market Sale:

Recording Date : 01/25/2011
Settle Date : 01/14/2011
Sale Price : \$850,000
Document No : K318-87

Deed Type : Grant Deed
Owner Name : 1140 Page Street Llc
Seller : Harty John D & Susan M
Price Per Sq Ft : \$364.18

Sales History:

Recording Date : 01/25/2011	04/03/2009	07/10/1989
Sale Price : \$850,000	\$725,000	
Buyer Name : 1140 Page Street Llc	Harty John D & Susan Kountz Vera M	
Seller Name : Harty John D & Susan Kountz Vera M		
Document No : K318-87	J862-29	
Document Type : Grant Deed	Grant Deed	Deed (Reg)

Mortgage History:

Mortgage Date : 01/25/2011	04/03/2009
Mortgage Amt : \$2,015,000	\$382,500

Mortgage Lender : Carrollton
Bk/Baltimore

First Republic BK

Mortgage Type :

Conventional

Courtesy of Fazilat Kazeminezhad
SFAR

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

EXHIBIT FIVE

Subj: FW: 1138-1140 page Street Condo Conversion
Date: 11/28/2011 8:42:38 A.M. Pacific Standard Time
From: Fuad.Sweiss@sfdpw.org
To: fazeelat@aol.com
CC: mariabondonno@hotmail.com
Does this explanation help?

From: Storrs, Bruce
Sent: Monday, November 28, 2011 6:59 AM
To: Sweiss, Fuad
Cc: Sanguinetti, Jerry; Hanley, Robert
Subject: RE: 1138-1140 page Street Condo Conversion

This is a Tentative Parcel Map appeal for a 4 unit condominium project.

There is one existing single family residence, one commercial unit and 2 new condominiums.

Single family residences (by themselves) cannot be converted to condominiums.

Commercial units are not subject to the condominium ordinance.

Therefore, the addition of the 2 new units places this project in our New Construction category.

FYI, our determination/classification of New Construction differs from DCP determination/classification of New Construction which differs from DBI's determination/classification of New Construction. So there is no real ability to compare or contrast the three.

This is not a conversion since there were no existing units that are subject to the condominium ordinance.

As to the specific code(s)/Reg's that we approve the application for, we have found no violation of any of our current subdivision code(s) or we would not have granted tentative approval.

Hope this helps

Bruce

From: Sweiss, Fuad
Sent: Saturday, November 26, 2011 11:32 PM
To: Storrs, Bruce
Cc: Sanguinetti, Jerry
Subject: FW: 1138-1140 page Street Condo Conversion

please give me the background on this as soon as possible. thanks. Fuad

From: Fazeelat@aol.com [Fazeelat@aol.com]
Sent: Saturday, November 26, 2011 7:49 PM
To: Sweiss, Fuad
Cc: mariabondonno@hotmail.com
Subject: 1138-1140 page Street Condo Conversion

Monday, November 28, 2011 AOL: Fazeelat

EXHIBIT SIX



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

March 18, 2011

James H. Ritchie of
1372 Union, LLC
1374 Union Street
San Francisco, CA 94109

RE: 1372-1374 Union Street
Block: 0525 Lot: 015

Dear Mr. Ritchie:

This letter is in response to your request for a Letter of Determination regarding a potential condominium mapping project at 1372-1374 Union Street ("Project Site"). The Project Site is currently occupied by a residential building containing two dwelling units with shared, common area on the subject lot. Based on your description of the condominium mapping project, I understand that you want to subdivide the existing residential units found at the Project Site into individual condominium units that would share common space on the lot ("the Project"). Furthermore, I understand that you desire to pursue the Project as a "New Construction Condominium Application" with the Bureau of Street Use and Mapping in the Department of Public Works ("DPW-BSM"), which would exempt the Project from the Condominium Conversion procedures described in Article 9 of the Subdivision Code of the City and County of San Francisco.

Based on the information included in Attachment B of your Letter of Determination request and Planning Department ("Department") records, the Project Site was under construction from July 2003 to December 2010, during which time major alterations and expansions to the residential building found at the Project Site occurred as described in Building Permit Application Numbers 200103145343, 200209136442, 200512059511, 200904015341, 200904136101 and 200904136090. The aforementioned construction added approximately 5,000 square feet of habitable space to the Project Site, but did not increase the dwelling unit count of two dwelling units.

Prior to March 2007, the Department approved New Construction Condominium project referrals from DPW-BSM for projects that proposed major expansion of buildings, but did not increase the number of dwelling units at a project site. However, the Department recognized that such applications should be treated as conversions rather than new construction applications as directed by General Plan policies regarding condominium conversions. Consequently, on March 5, 2007, the Department issued a Planning Department Bulletin ("Bulletin") that describes circumstances when a New Construction Condominium project would be found to be consistent with the General Plan (see attached). These circumstances are as follows:

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
information:
415.558.6377

James H. Ritchie of
1372 Union, LLC
1374 Union Street
San Francisco, CA 94109

March 15, 2011
Letter of Determination
1372-1374 Union Street

1. Single family homes, where units have been added. The existing dwelling unit and any newly created dwellings units may be new condominiums.
2. Two family homes, where both units have been owner-occupied continuously for a one-year period, and so documented, may be considered new construction for the purposes of Condominium mapping and exemption from lottery requirements. The existing dwellings and any newly created dwellings may be new condominiums.


As noted in the Bulletin, all other conversions of two or more units that are exempted from the conversion requirements of the Subdivision Code as new construction will be disapproved by the Department, unless that exemption predates August 10, 2006, and a map application was filed with DPW-BSM within six months of the issuance of the County Surveyor's exemption letter. Please note such disapproval would be appealable to the Board of Supervisors.

After consulting with DPW-BSM, the Department found that an exemption from the County Surveyor does not exist for the Subject Property, nor does a record of a condominium map application. Based on the above facts, I have determined that any condominium map application at the Project Site would be subject to the current review policies of the Department, inclusive of the Bulletin. Based on the Bulletin, I have further determined that if the Project is pursued at the Project Site as currently situated, the Project would be disapproved by the Department. As noted in the Bulletin, the major expansion of the existing dwelling units at the Project Site would not preclude the Project from Article 9 of the Subdivision Code. Any potential disapproval decision regarding the Project could be appealed to the Board of Supervisors.

If you have questions regarding the letter, please contact Aaron Hollister of the San Francisco Planning Department at (415) 575-9078 or via e-mail at aaron.hollister@sfgov.org.

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

cc: David Gellman, Esq.
David Cincotta, Esq.

AJH G:\Letters\LoD\1372-1374 Union Street.doc

February 4, 2011

Mr. Scott Sanchez
Acting Zoning Administrator
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

ID #9399 NW D LINDSAY
(A HOLLISTER)

CK # 1653 \$ 577 -

RE: Request for Letter of Determination pursuant to
Planning Code Section 307(a) for Condo Mapping of
1372/1374 Union Street, Block 525 - Lot 15
Permit Application #200512059511

CC: Mr. David Gellman, Esq.
Goldstein, Gellman, Melbostad, Gibson & Harris, LLP
Mr. David Cincotta, Esq.
Jeffer, Mangels, Butler & Marmaro LLP

Dear Mr. Sanchez,

We are requesting a Letter of Determination from your office with regard to the ability of 1372/1374 Union Street to be subdivided as two condominiums with common areas as regulated by the California Subdivision Map Act, the San Francisco Subdivision Code (SFSC), and the San Francisco Subdivision Regulations (SFSR).

The history of this project is long and complicated. See Attachment B. The property was originally purchased in 1999 by the current owner and it has taken over ten years to complete the needed renovations. During this entire process it was our expectation, based on information received from the City of San Francisco, that this project could be subdivided under the New Construction Condominium Process.

Therefore we believe because of the unique history and nature of this project that the City of San Francisco should honor its original commitment and that our project should qualify under a grandfather clause to be subdivided under the New Construction Condominium Process. A summary of our reasoning is as follows:

- 1) Both the San Francisco Planning Department, including Mr. Larry Badiner, and the Department of Public Works had verbally agreed that our building did meet the standards to qualify to use the New Construction Condominium Process at multiple times through our approval process. This includes when we initially re-submitted our building application in 2005, when we were in negotiation with the Planning Department and Ms. Adrea Brier during most of 2006 up through early 2007, and in further conversations with Mr. Larry Badiner and Mr. Bruce Storrs, who was the City Surveyor, in 2009. See Attachment A for further information.
- 2) The fact that the Planning Department in the first half of 2007 changed their interpretation of what is considered new construction after we had received our permits and started construction to increase the building from < 3,000 sq. ft. of occupied space to > 8,000 sq. ft. including adding 3 new floors to the building and doing a horizontal addition at all levels is greatly adversely affecting the financial viability of the project with no direct adverse effect on San Francisco planning or housing policies.
- 3) There have been no evictions in the building during our ownership, i.e. since 1999, and therefore, San Francisco public policy is intact with regard to protecting tenant rights.

4) The building has been un-occupied since 2001 and allowing the condo conversion now will allow the building to be put back in the San Francisco housing pool sooner rather than later. We also believe the neighbors will all be in favor of the conversion, or at least neutral, as it does not effect current rental housing stock and can only increase overall value in the neighborhood.

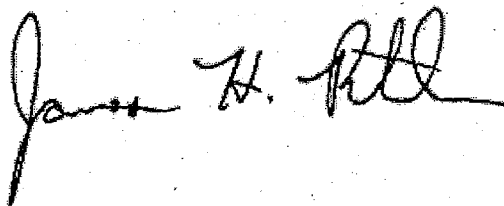
5) The building has been owned by two qualifying persons for condo conversion for many years and meets all other qualifications for condo conversion including adherence to current codes except for the one year of owner occupancy. In addition, the building will be owner-occupied going forward so will have the ability to convert in one year's time anyway. Therefore from the City's perspective nothing is gained or lost and the public interests are in no way harmed with converting now instead of later.

6) One of the many negotiating points we made during 2006 while negotiating with Ms. Brier and the SF Planning Department was a concession to allow her to put in lot line windows and our agreement to increase a lightwell substantially in size, and in return, we were told that we would be able to condo subdivide under the New Construction condo process if we agreed to these changes.

In summary, we believe that allowing this project to subdivide now under the New Construction condo process meets overall stated public policy goals and in no way adversely impacts San Francisco rental housing stock or policies. In addition, the subdivision now will likely have positive effects on the neighborhood and the City of San Francisco should honor the original commitments made to the project sponsors.

Included is a check in the amount of \$577, which is the fee for a written determination. Please provide us your response at the earliest possible time.

Sincerely,



James H. Ritchie
Manager
1372 Union, LLC
1374 Union Street
San Francisco, CA 94109
415-515-6246



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Tentative Parcel Map Appeal 1138-1140 Page Street

DATE: November 28, 2011
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: John Rahaim, Planning Director – Planning Department (415) 558-6411
Christine Lamorena, Case Planner – Planning Department (415) 575-9085
RE: File No. 111235 Planning Case No. 2011.1155Q – Appeal of approval of a Tentative Parcel Map for 1138-1140 Page Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

HEARING DATE: December 6, 2011

ATTACHMENTS: A. Planning Department Referral Letter (September 7, 2011)
B. Planning Bulletin for Condominium Applications (March 5, 2007)

PROJECT SPONSOR: Margret J. Berlese, 414 Gough Street, Suite 5, San Francisco, CA 94102

APPELLANT: Fazkat Kazeminezhad, Page Group LLC, 109 Willis Drive, Mill Valley, CA 94941

INTRODUCTION:

This memorandum and the attached documents are in response to the letter of appeal ("Appeal Letter") to the Board of Supervisors (the "Board") regarding the Department of Public Works ("DPW") October 31, 2011 approval of a Tentative Parcel Map for a 4-unit new construction condominium at 1138-1140 Page Street. The application was filed with DPW on June 16, 2011 and referred to the Planning Department (the "Department") for review on September 7, 2011. Recommendation for approval by the Department was made on October 21, 2011 and issued by DPW on October 31, 2011. The Appeal Letter to the Board was filed on November 10, 2011 by Fazkat Kazeminezhad for Page Group LLC and referenced the proposed project in Case No. 2011.1155Q.

The decision before the Board is whether to uphold or overturn the Tentative Parcel Map approval for a four-unit residential condominium.

SITE DESCRIPTION & PRESENT USE:

The subject property is located on the north side of Page Street between Baker Street and Broderick Street. The subject lot is 25 feet wide by 137.5 feet deep and was originally developed with a two-story mixed-use building with one residential unit above commercial space constructed prior to 1906. Building Permit Application ("permit") no. 2009.11.03.0476 was approved on October 12, 2010 after a request for Discretionary Review by the Planning Commission was withdrawn. The Discretionary Review requestor was Fazkat Kazeminezhad, the appellant in this case. The proposal included the construction of a two-

Memo

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BOARD OF SUPERVISORS
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story vertical addition, a rear horizontal addition, removal of the existing commercial space, façade alterations, and the addition of three dwelling units. The resulting building would be a four-story, four-unit residential building with four on-site parking spaces. The permit for this project was issued in March 2011 and remains active.

SURROUNDING PROPERTIES AND NEIGHBORHOOD:

The subject property is located in the Haight/Ashbury neighborhood near Buena Vista Park. The area is characterized by Victorian and Edwardian era single-family and multi-family homes. This particular block of Page Street has an eclectic mix of styles with buildings built in almost every decade of the last century. The building directly to the west of the subject building (owned by the Appellant) is a four-story, 12-unit apartment building constructed in 1962. The building directly to the east of the subject building is a three-story, six-unit apartment building constructed in 1926.

PROJECT DESCRIPTION:

The project proposes to establish four residential condominiums and requires the approval of the Tentative Parcel Map.

BACKGROUND:

2009 – Building Permit Application filed, Environmental Evaluation Application filed & closed.

On November 3, 2009, permit no. 2009.11.03.0476 was filed to add three dwelling units to an existing single-family dwelling. The application included a horizontal addition, vertical additions, and other significant alterations.

On October 22, 2009, an application for Environmental Evaluation was submitted to the Department for the building expansion. The Department determined that the project was exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One – Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

2010 – Discretionary Review Application filed & withdrawn.

On August 9, 2010, an application requesting the Discretionary Review of permit no. 2009.11.03.0476 was filed by the Appellant. An agreement between the Project Sponsor and Appellant was made and the application was withdrawn on October 7, 2010. The case was not heard before the Planning Commission.

2011 – Building Permit issued & appealed, Tentative Parcel Map Application filed & approved.

The permit was approved by the Department on October 12, 2010 and issued by the Department of Building Inspection ("DBI") on March 16, 2011. On March 29, 2011, the permit was suspended after Fazkat Kazeminezhad appealed the permit's issuance to the Board of Appeals. On July 15, 2011 the permit was reinstated following the Board of Appeal's granting of the appeal, which ordered that DBI's issuance of the permit be upheld, adding a condition that construction be limited to Monday through Friday from 7:30 am to 5:30 pm and Saturday from 8:30 am to 5:30 pm.

On September 9, 2011, a Tentative Parcel Map application was filed for a 4-unit new construction condominium. The application was filed with DPW on June 16, 2011 and referred to the Department for review on September 7, 2011. Recommendation for approval by the Department was made on October 21, 2011 and issued by DPW on October 31, 2011.

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES:

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

ISSUE No. 1: Was the Project properly analyzed for potential environmental impacts? The Appellant contends that the project did not undergo environmental review.

RESPONSE No. 1: The Department performed two separate CEQA compliance reviews for two different and unrelated discretionary approvals at this project site. Both times, the Planning Department determined that subject approvals were exempt from environmental review. The Department determined that the subdivision project to establish four residential condominiums was exempt from environmental review per Class 1 of the CEQA Guidelines. This determination was recognized in the Planning Department Referral Letter (Attachment A) signed on October 21, 2011. In addition, the same determination was made under permit no. 2009.11.03.0476 and case no. 2009.1003E, which involved the addition of three residential units to the existing single-family dwelling.

ISSUE No. 2: Was it proper terminology to approve "four-unit new construction" for work within an existing building? The Appellant contends that the Tentative Parcel Map approval was based on four newly constructed dwelling units, which is contrary to permit no. 2009.11.03.0476 that approved the addition of three dwelling units to an existing single-family dwelling.

RESPONSE No. 2: The categorization of the project as "four-unit new construction" is correct. A Planning Department Bulletin dated March 5, 2007 (Attachment B) lists conditions under which the Department can make findings consistent with the General Plan regarding subdivision map applications where existing dwellings are proposed for conversion to condominiums. It explains that adding new dwelling units to an existing single-family dwelling would exempt the project from the condominium lottery process as outlined in the Subdivision Code. Instead, the existing dwelling unit as well as the newly created dwelling units would all be considered new condominiums.

CONCLUSION:

For the reasons stated above, we believe that our review of the Tentative Parcel Map application provides an accurate analysis of the proposed project. Therefore, the Department recommends that the Board uphold DPW's approval for the Tentative Parcel Map to establish a four-unit residential condominium.

City and County of San Francisco



Edwin M. Lee, Mayor
Mohammed Nuru, Interim Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827
Fax: (415) 554-5324
<http://www.sfdpw.com>
subdivision.mapping@sfdpw.org

Department of Public Works
Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Date: September 7, 2011

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

Project ID:	6472		
Project Type:	4 Units New Construction		
Address#	Street Name	Block	Lot
1138 - 1140	PAGE ST	1219	011
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- ☒ Print of Parcel Map
- ☒ List "B"
- ☒ Proposition "M" Findings
- ☒ Photos

Sincerely,

Bruce R. Storrs, P.L.S.
City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code: Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

PLANNING DEPARTMENT

DATE 10.21.11

For Mr. Scott F. Sanchez, Acting Zoning Administrator

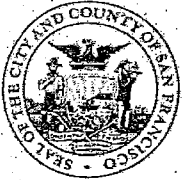
C. LAMORENA

"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO" We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.

Customer Service

Teamwork

Continuous Improvement



SAN FRANCISCO PLANNING DEPARTMENT

PLANNING BULLETIN

DATE: March 5, 2007

TITLE: Planning Department Policy Regarding Condominium Applications pursuant to D.P.W. Subdivision Code Article 9 Exclusions ("A9E") for New Construction vs. Conversions

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE: This Bulletin lists conditions under which the Planning Department can make findings consistent with the General Plan regarding subdivision map applications where existing dwellings are proposed for conversion to Condominiums.

REFERENCES: The Housing Element of the San Francisco General Plan
San Francisco Subdivision Code

DISCUSSION:

In recent years, the Surveyor of the County of San Francisco has issued letters allowing applications that convert existing housing into condominiums to be excluded from the rules governing conversions, by allowing the applications to be exempt under Article 9 of the Subdivision Code. This has been allowed where there is the creation of a new unit, or the significant expansion of the existing units. This practice has been problematic during the review of such map applications by the Planning Department, which is directed by the General Plan to treat such applications as conversions, rather than new construction. The Department is concerned that such exemptions encourage expansions that would not otherwise occur, and violate the intent of the Condominium process by allowing existing units to become Condominiums as though they are new units.

CURRENT POLICIES

Condominium map applications received by the Planning Department for existing buildings that seek exemption from the Condominium conversion process as new construction, will not be approved if the legal use of the existing space is or was as a dwelling. Regardless of the addition of any amount of habitable space, or an increase in the number of dwellings, such projects should not be exempted from

conversion requirements¹, and will be found **not** to be in conformity with the General Plan and will be disapproved if exempted from conversion requirements, with the following exceptions:

1. Single family homes, where units have been added.

The existing dwelling and any newly created dwellings may be new condominiums.

2. Two family homes, where both units have been owner-occupied continuously for a one-year period, and so documented, may be considered new construction for the purposes of Condominium mapping and exemption from lottery requirements.

The existing dwellings and any newly created dwellings may be new condominiums.

Conversions of these types may be approved without undergoing the Lottery Process.

All other conversions of two or more units that are exempted from the conversion requirements of the Subdivision Code as new construction will not be approved by the Planning Department, unless that exemption predates August 10, 2006 and a map application was filed with DPW within six months of the issuance of the County Surveyor's exemption letter.

Further, the reestablishment of nonconforming dwellings and/or reconstruction of noncomplying structures pursuant to Planning Code Sections 186(d) and 188(b) which allow, respectively, the restoration of a non-conforming use and the repair or rebuilding of a non-complying structure where damage or destruction occurred as a result of fire or other calamity, may not be considered new construction where conversion would not be allowed absent a new A9E determination. The Planning Code specifies that structures or uses so restored shall be aged from the date of original construction or use, and such dwellings therefore would be subject to conversion rules of the Subdivision Code unless mapped as condominiums prior to the fire or other calamity.

1. Any newly constructed units may be mapped as condominiums separately from the existing dwellings, which must remain aggregated unless approved as conversions, where the Subdivision Code so allows.

06-16-11P12:46 RCVD

City and County of San Francisco

Department of Public Works

D. APPLICATION

Property Address: 1138-1140 PAGE STREET

Assessor's Block: 1219 Lot Number(s): 11

For DPW-BSM use only

ID No.: 6472

Owner:	
Name:	1140 PAGE STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY c/o Herzig & Berlese
Address:	414 Gough Street, Suite 5, San Francisco, CA 94102
Phone:	415-861-8800
E-mail:	pberlese@hbcondolaw.com
Person to be contacted concerning this project (if different from owner):	
Name:	Margaret J. Berlese
Address:	414 Gough Street, Suite 5, San Francisco, CA 94102
Phone:	415-861-8800
E-mail:	pberlese@hbcondolaw.com
Firm or agent preparing the subdivision map:	
Name:	Transamerican Engineers
Address:	1390 Market St # 201, San Francisco, CA 94102
Phone:	(415) 553-4092
E-mail:	bpierce@transamericanengineers.com
Subdivider (if different from owner):	
Name:	N/A
Address:	
Phone:	
E-mail:	

Number of Units in Project: 4

This subdivision results in an airspace: NO? (shown on Tentative Map)

This subdivision creates an addition to an existing building: NO (shown on Tentative Map)

Check only one of the following options

Indicate project type	
Residential Only	<input checked="" type="checkbox"/>
Mix Use	<input type="checkbox"/>
If checked, Number of residential unit(s): _____ Number of commercial unit(s): _____	

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2011 NOV 17 PM 3:24
AK

**STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO**

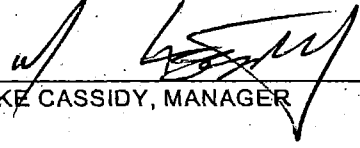
I (We) 1140 PAGE STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

1140 PAGE STREET, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY

Date:

6/15/11

Signed:


MIKE CASSIDY, MANAGER



11 OCT 27 AM 11:41

Edwin M. Lee, Mayor

Mohammed Nuru, Interim Director

Fuad S. Sweiss, PE, PLS,

City Engineer & Deputy Director of Engineering

Department of Public Works
 Office of the City and County Surveyor
 875 Stevenson Street, Room 410
 San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Date: September 7, 2011

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

Project ID: 6472			
Project Type: 4 Units New Construction			
Address#	Street Name	Block	Lot
1138 - 1140	PAGE ST	1219	011
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- X Print of Parcel Map
- X List "B"
- X Proposition "M" Findings
- X Photos

Sincerely,

Bruce R. Storrs
 Bruce R. Storrs, P.L.S.
 City and County Surveyor

2 The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

PLANNING DEPARTMENT

DATE 10.24.11

C. LAMORENA
 FOR Mr. Scott F. Sanchez, Acting Zoning Administrator



Edwin M. Lee, Mayor
Mohammed Nuru, Interim Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827
Fax: (415) 554-5324
www.sfdpw.org
Subdivision.Mapping@sfdpw.org

Department of Public Works
Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Transamerican Engineers
Fox Plaza
1390 Market Street, Suite 201
San Francisco CA 94102

Tentative Map Approval
PID: 6472
Assessor's Block No. 1219 Lot(s) 011
Address: 1138-1141 Page Street
Project type: 4 Units New Construction Condominium
Date: October 31, 2011

Dear Mr. Barry Pierce:

The Tentative Map which you submitted to this Agency for review is approved, subject to compliance with the following:

The C.C.S.F. Planning Code and all Planning Department conditions outlined in the attached Planning Department memo dated October 21, 2011

☒ Copy of Planning Department approval/conditions (check if attached)

The C.C.S.F. Building Code and all Department of Building Inspection conditions outlined in the attached D.B.I. memo dated _____

☐ Copy of D.B.I. approval/conditions (check if attached)

The San Francisco Redevelopment Agency conditions outlined in the attached S.F.R.A. memo dated _____

☐ Copy of S.F.R.A. approval/conditions (check if attached)

The C.C.S.F. Subdivision Code and the California State Map Act

Additionally, please submit:

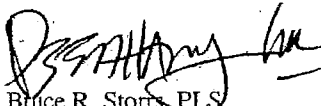
☒ Two (2) Check Prints of the final version of this map

☐ One (1) copy of C.F.C. (Certificate of Final Completion)

☒ One (1) copy of the Map Checklist (found at our website under: "Information for Mapping Professionals")

Do not submit check prints without complying with ALL of the above.
Incomplete submittals will be returned and subject to additional handling charges.

Sincerely,


Bruce R. Storrs, PLS
City and County Surveyor

Tentative approval valid for 36 months:

This Tentative Map Approval is valid for 36 months, unless a written request for an extension is received prior to the expiration date. When the approved time frame expires, the project is terminated. A completely new application packet together with new fees must then be submitted to DPW/BSM to reopen or reactivate the project.

Contesting this decision:

If you wish to contest this decision, you may do so by filing an appeal (together with an appeal fee check for \$250) with the Clerk of the Board of Supervisors, I Dr. Carlton B. Goodlett Place (formerly 400 Van Ness Ave.), Room 244, within ten (10) days of the date of this letter per Section 1314 of the San Francisco Subdivision Code.

City and County of San Francisco



Edwin M. Lee, Mayor
Mohammed Nuru, Interim Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827
Fax: (415) 554-5324
<http://www.sfdpw.com>
subdivision.mapping@sfdpw.org

Department of Public Works
Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Date: October 31, 2011

Approval of Tentative Map for

4 Units New Construction

Address	Block	Lot
1138 - 1140 PAGE ST	1219	011

Dear Sir/Madam:

This is to advise you that based on our findings the City and County Surveyor has made his decision affirming the approval of the subject Tentative Map.

The City and County Surveyor, together with the Planning Department and Department of Building Inspection have reviewed the application for conformity with the General Plan, and with the requirements of the Subdivision Map Act, the San Francisco Subdivision Code and applicable regulations for the Tentative Map.

Subdivision Code Section 1314 provides that an appeal of the decision of the City and County Surveyor may be made to the Board of Supervisors, located at 1 Dr. Carlton B. Goodlett Place, Room 244, telephone number (415) 554-5184.

Any such appeal must be filed in writing with the Clerk of the Board within ten (10) days of the date of this letter along with a check in the amount of \$284 made out to the Department of Public Works.

The file for this project is available for viewing at the Office of the City and County Surveyor located at 875 Stevenson Street, Room 410 during regular business hours.

If you have any questions on this matter, please contact us at (415) 554-5827, or our email address: subdivision.mapping@sfdpw.org

Sincerely,

Bruce R. Storrs, P.L.S.
City and County Surveyor
City and County of San Francisco

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Customer Service

Teamwork

Continuous Improvement



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street, San Francisco, CA 94103-2414

RECEIPT

Recipient: MONICA KIRST
HERZIG & BERLESE
414 GOUGH STREET, SUITE 5
SAN FRANCISCO, CA 94102
1999033147

Receipt No: 201103041802

Issue Date: 03/04/2011

Issued by: MAI TRUONG

Applicant: MONICA KIRST
HERZIG & BERLESE
414 GOUGH STREET, SUITE 5
SAN FRANCISCO, CA 94102
1999033147

Report No	Item	Amount Paid	Payment Type	Check/ Account No
201103041802	3R Report for: 1138 - 1140 PAGE ST	\$ 160.00	CHECK	2457



Report of Residential Building Record (3R)
(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building: **1138 - 1140 PAGE ST.**

Block **1219**

Lot **011**

Other Addresses

1. A. Present authorized Occupancy or use: **ONE FAMILY DWELLING & COMMERCIAL**
B. Is this building classified as a residential condominium? Yes No ☒
C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ☒
2. Zoning district in which located: **RM-2** 3. Building Code Occupancy Classification: **R-3/B**
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ☒
If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**
5. Building Construction Date (Completed Date): **UNKNOWN**
6. Original Occupancy or Use: **UNKNOWN**
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
20505	214414	Jul 28, 1936	STUCCO FRONT, NEW REAR WINDOWS	C
201010132916	1223474	Oct 13, 2010	INSTALL APPROX. 300 SQ. FT. PLANK SIDING AT PROPERTY LINE WALL TO COVER EXISTING SIDING AND SATISFY NOV #201070052	I
201012096372	-- 1227415 --	Dec 09, 2010	UPGRADE FOUNDATION	I
201101047848	1230822	Feb 03, 2011	INTERIOR STRUCTURAL STRENGTHENING AT ALL FLOORS	I

8. A. Is there an active Franchise Tax Board Referral on file? Yes No ☒
B. Is this property currently under abatement proceedings for code violations? Yes No ☒
9. Number of residential structures on property? **1**
10. A. Has an energy inspection been completed? Yes No ☒ B. If yes, has a proof of compliance been issued? Yes No ☒

Date of Issuance: **09 MAR 2011**
Date of Expiration: **09 MAR 2012**
By: **WENDY HAMILTON**
Report No: **201103041802**

Patty Herrera, Manager, Support Services

Pamela J. Levin

Pamela J. Levin, Deputy Director
Department of Building Inspection

Address of Building *1138 - 1140 PAGE ST*

Block *1219*

Lot *011*

Other Addresses

THIS REPORT IS VALID FOR ONE YEAR ONLY:

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

EXPLANATION OF TERMS USED IN REPORT OF RESIDENTIAL RECORDS (3R REPORT)

Residential Building: A residential building is a building or a portion thereof containing one or more dwelling units but not including hotels containing 30 or more guest rooms, or motels.

1A. Present Authorized Occupancy or Use: Number of units presently found to be legal based on the building permits on file. If the Department is unable to establish the authorized occupancy of the building based on permits on file "UNKNOWN" will be indicated.

1B. Condominiums: Refers to the type of ownership of the building.

1C. Residential Hotel Guest Rooms: Certain hotels are regulated as to use and occupancy if they contain Residential Guest Rooms. Call Housing Inspection Services at 558-6220 for information.

2. Zoning District: The main uses of property permitted by the Planning Code in each zoning district are as follows:

P	(Public Use) district
RH-1(D)	(House, One-Family, Detached Dwellings) district
RH-1	(House, One-Family) district
RH-1(S)	(House, One-Family with Minor Second Unit) district
RH-2	(House, Two-Family) district
RH-3	(House, Three-Family) district
RM-1	(Mixed Residential, Low Density) district
RM-2	(Mixed Residential, Moderate Density) district
RM-3	(Mixed Residential, Medium Density) district
RM-4	(Mixed Residential, High Density) district
RC-1	(Residential-Commercial Combined, Low Density) district
RC-2	(Residential-Commercial Combined, Moderate Density) district
RC-3	(Residential-Commercial Combined, Medium Density) district
RC-4	(Residential-Commercial Combined, High Density) district
C-1	(Neighborhood Shopping) district
C-2	(Community Business) district
C-3-O	(Downtown Office) district
C-3-R	(Downtown Retail) district
C-3-G	(Downtown General Commercial) district
C-3-S	(Downtown Support) district
C-M	(Heavy-Commercial) district
M-1	(Light Industrial) district
M-2	(Heavy Industrial) district
NC-1	(Neighborhood Commercial Cluster) district
NC-2	(Small-Scale Neighborhood Commercial) district
NC-3	(Moderate-Scale Neighborhood Commercial) district
NC-5	(Neighborhood Commercial Shopping Center) district

Chinatown Mixed Used Districts

CCB	(Chinatown Community Business) district
(CR/NC	(Chinatown Residential/Neighborhood Commercial) district
CRV	(Chinatown Visitor Retail) district

South of Market Mixed Use Districts

MUR	Mixed Use Residential district
RED	(Residential Enclave) district
SPD	(South Park) district
RSD	(Residential Service) district
SLR	(Service/Light Industrial/Residential) district
SLI	(Service/Light Industrial) district
SSO	(Service/Secondary Office) district

Mission Bay Districts

MB-R-1	(Mission Bay Lower Density Residential) district
MB-R-2	(Mission Bay moderate Density Residential) district
MB-R-3	(Mission Bay High Density Residential) district
MB-NC-2	(Mission Bay Small Scale Neighborhood Commercial) district
MB-NC-3	(Mission Bay Moderate Scale Neighborhood Commercial) district
MB-NC-S	(Mission Bay Neighborhood Commercial Shopping Center) district
MB-O	(Mission Bay Office) district
MB-CI	(Mission Bay Commercial-Industrial) district
MB-H	(Mission Bay Hotel) district
MB-CF	(Mission Bay Community Facilities) district
MB-OS	(Mission Bay Open Space) district

All buildings are subject to certain standards concerning dwelling unit density, lot coverage, off street parking, building height and bulk, etc., which vary according to zoning district. Call the Planning Department at 558-6377 or go to their website at <http://www.sf-planning.org/> for additional information.

3. Building Code Occupancy Classification: Present classification of building in accordance with Building Code reference.

Class I	Institutional
Class B	Business
Class R-1	Residential – Transient Hotels & Motels
Class R-2	Residential – Apartments and Condominiums with 3 or more units, Residential Hotels
Class R-3	1 or 2 family dwellings, including housekeeping rooms

4. Non-conforming Use: When a use is located in a district preceding the one for which the use is first listed above, this may indicate illegal status or legal non-conforming status. Any date at which legal non-conforming status is scheduled to expire will be stated on the face of this report. You are advised to inquire in these cases and in any other questionable cases at the Zoning Division of the Planning Department at 558-6377.

5. Building Construction Date: The year the building was constructed.

6. Original Occupancy or Use: The number of residential unit(s) when the building was constructed.

7. Permit Application: This section shows all issued building permit applications for this property, the permit number, the date issued and the description of work. Status: It indicates the status of the permit application:

C – the work was completed;

I – permit has been issued;

N – no job card found;

X – the permit expired (work not started or not completed);.

8A. Franchise Tax Board Referral: The City will advise the State Franchise Tax Board to deny all deductions being claimed on income property by an owner, when that owner fails to comply in a timely manner with a notice(s) of violation issued by the Department of Building Inspection. For additional information please call Housing Inspection Services at 558-6220.

8B. Abatement Proceedings: The legal action taken to have a property brought into code compliance. This includes holding hearings, recording orders of abatement against the property, and City Attorney action.

The City may also perform the work and place a lien against the property. Call Housing Inspection Services at 558-6220 or Code Enforcement at 558-6454 for additional information.

9. Number of residential structures on property: The number of legal residential structures on one lot.

10. Energy Conservation Ordinance: Compliance with this ordinance is required before an owner sells a property. Questions should be directed to Housing Inspection Services at 558-6220.

Form No. 3

Proposition "M" Findings Form

**The Eight Priority Policies
of Section 101.1 of San Francisco Planning Code**

Date: May 31, 2011

City Planning Code Case No. _____ (if available)

Address 1138-1140 PAGE STREET

Assessor's Block 1219 Lot(s) 11

Proposal: New Construction Condominiums

EIGHT PRIORITY GENERAL PLAN POLICIES

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate with the eight priority policies of Section 101.1 must be presented to the Department of City Planning as part of your project application review for general conformity with San Francisco's General Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

INSTRUCTIONS TO APPLICANTS: Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if they responses are not thorough. Use a separate document and attach if more space is needed.

Eight Priority Policies

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

This project includes four residential condominiums. When occupied, it will provide customers for existing neighborhood retail businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of the neighborhood;

This project was carefully designed so that its architecture meshes with the architecture of the surrounding structures.

3. That the City's supply of affordable housing be preserved and enhanced;

This project will contribute four moderately-priced residences to San Francisco's housing supply. An increase in housing units lessens demand and contributes to the reduction of prices.

4. That commuter traffic not impede Muni transit service or overburden streets or neighborhood parking;

This project will not increase commuter traffic. It will not overburden Muni services or San Francisco street traffic nor will it cause parking problems. Parking for the owners' vehicles is provided in the garage of the building.

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

This project will have no impact on the industrial or service sectors.

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

This project is new construction and it complies with current building codes regarding seismic safety.

7. That landmarks and historic buildings be preserved; and

This project has no effect on this policy.

8. That our parks and open space and access to sunlight and vistas be protected from development;

No parks or open space were affected by this development. The project did not block access to sunlight or vistas.

Attached are photographs of the subject property. Please call if you need any additional information to determine that this project is in conformity with San Francisco's Master Plan. Thank you.

1140 PAGE STREET, LLC, A CALIFORNIA LIMITED
LIABILITY COMPANY

Date:

6/15/11

Signed:


MIKE CASSIDY, MANAGER

1660 Mission Street
San Francisco, California 94103

DEPARTMENT OF BUILDING INSPECTION
(415)558-6088

Receipt No. 1224
Application/Permit No: 201012

PERMIT IS GRANTED TO

☐ ERECT ☒ ALTER BUILDING ☐ ERECT SIGN DATE OF ISSUE 09-DEC-10
☐ DEMOLISH BUILDING ☐ GRADE FILING FEE RECEIPT #
☐ LOWER CURB ☐ OCCUPY STREET SPACE
☐ EXCAVATE STREET OR SIDEWALK ☐ POST NOTICE
☐ HOUSE NUMBER CERTIFICATE ☐ REPAIR OR CONSTRUCT SIDEWALK

SUPPLEMENTAL FEE PAID:

☐ FINAL PLAN CHECK ☐ EXPEDITER FEE ☐ PENALTY ☐
☐ STRUCTURAL LTR ☐ DCP FEE ☐

OWNER:

HARTY JOHN D & SUSAN M

LOCATION OF JOB: HOUSE NUMBER: EXISTING ☐ ASSIGNED ☐
STREET ADDRESS 1140 PAGE ST 1219/011 BLOCK/LOT

METES AND BOUNDS

FRONTAGE FT 2 5 R-3 LEGAL OCCUPANCIES
BUILDING USE 2 FAMILY DWELLING ESTIMATED COST \$ 60,000.00
SIDEWALK SQ. FTGE ST. SPACE LINEAR FT. 9 FT. CURB SECT. TO BE LOWERED
PARKING METER LINEAR FT. PARKING METER DAYS

WORK MUST COMMENCE ON BUILDING WITHIN TIME PER CODE, UNLESS EXTENSION AUTHORIZED PRIOR TO EXPIRATION. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS SPECIFIED IN NOTICE OF VIOLATION OR ABATEMENT ORDER WILL APPLY.

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 360 Days AFTER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY. (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

THE BANNER DEVELOPMENT 415-552-

0117

FEE PAYOR PERMIT 1227415

1451 HARRISON ST

APPEAL

SAN FRANCISCO CA 94110

CENTRAL

PERMIT BUREAU-D.B.I. EGREEN

CITY

SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK
9003-18(Rev.10/95)

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF BUILDING INSPECTION

* ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

DBI P/C PAID AT FILING \$0.00

AUDITED FOR REFUND

FEE

BUILDING 529.12
PLAN REVIEW 1,234.58
RECORDS RETENTION 24.00
BLDG STDS ADMIN FUND 3.00
TECH SURCHARGE 35.75

SURCHARGE 0.00
BOA SURCHARGE 25.00

SUBTOTAL OF FEES WITH APPLICABLE SURCHARGES \$1,851.45

STRONG MOTION 7.80

SUBTOTAL OTHER FEES 7.80
TOTAL \$1,859.25

1660 Mission Street
San Francisco, California 94103
DEPARTMENT OF BUILDING INSPECTION
(415) 558-6088

Receipt No: 1227418
Application/Permit No: M232447

PERMIT IS GRANTED TO

☐ ERECT ☐ ALTER BUILDING ☐ ERECT SIGN DATE OF ISSUE 09-DEC-10
☐ DEMOLISH BUILDING ☐ GRADE
☐ LOWER CURB ☒ OCCUPY STREET SPACE FILING FEE RECEIPT #
☐ EXCAVATE STREET OR SIDEWALK ☐ POST NOTICE
☐ HOUSE NUMBER CERTIFICATE ☐ REPAIR OR CONSTRUCT SIDEWALK

SUPPLEMENTAL FEE PAID:

☐ FINAL PLAN CHECK ☐ EXPEDITER FEE ☐ PENALTY
☐ STRUCTURAL LTR ☐ DCP FEE ☐
OWNER:

LOCATION OF JOB: HOUSE NUMBER: 1219/011
STREET ADDRESS: 1138 PAGE ST
ASSIGNED BLOCK/LOT

METES AND BOUNDS

FRONTAGE FT. # STORIES TYPE LEGAL OCCUPANCIES
BUILDING USE ESTIMATED COST \$ 1.00
SIDEWALK SQ. FTGE ST. SPACE LINEAR FT. 20 9 FT. CURB SECT. TO BE LOWERED
PARKING METER LINEAR FT. PARKING METER DAYS

WORK MUST COMMENCE ON BUILDING WITHIN TIME PER CODE UNLESS EXTENSION AUTHORIZED PRIOR TO EXPIRATION. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS SPECIFIED IN NOTICE OF VIOLATION OR ABATEMENT ORDER WILL APPLY.

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 6 Months AFTER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY. (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

MICHAEL CASSIDY (415) 552-0117

FEE PAYOR PERMIT 1227418

19 BAKER ST. APPEAL
ADDRESS
SF CA 94117
CITY

SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK
9003-18(Rev. 10/95)

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF BUILDING INSPECTION

* ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

DBI P/C PAID AT FILING

AUDITED FOR REFUND

FEE
ST. SPACE 552.9
CPB PROCESSING FEE 52.00
TECH SURCHARGE 12.10

SURCHARGE 0.00
BOA SURCHARGE 6.00
SUBTOTAL OF FEES WITH APPLICABLE SURCHARGES \$623.00

SUBTOTAL OTHER FEES \$
TOTAL \$623.00

City and County of San Francisco
DEPARTMENT OF BUILDING INSPECTION

J O B C A R D



OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY,
FROM 8:00 a.m. TO 5:00 p.m. DISTRICT BUILDING INSPECTORS KEEP OFFICE HOURS DAILY,
MONDAY THRU FRIDAY, FROM 8:00 a.m. TO 8:30 a.m. AND FROM 3:00 p.m. TO 4:00 p.m.

REQUESTS FOR INSPECTIONS ARE TAKEN ONLY DURING THE HOURS OF
8:30 A.M. TO 3:00 P.M. BY CALLING (415) 558-6570

APPLICATION NO. 2010-12-09-6372 ISSUED DEC 09 2010
JOB ADDRESS: 1140 PAGE ST. BLOCK: _____ LOT: _____
NATURE OF WORK: _____

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED
PRIOR TO EXPIRATION DATE OF 12-4-2011

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON
WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For informations on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this
JOB CARD for useful and appropriate telephone numbers.

* ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT. *

KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE
AT ALL TIMES WHEN WORK IS IN PROGRESS.
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

DEPT. OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTIONFORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☐ OVER-THE COUNTER ISSUANCEAPPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH.

21 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED 12/9/10	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 1146 PALM ST	BLOCK & LOT 1219 / 011
PERMIT NO. 1227415	ISSUED	(2A) ESTIMATED COST OF JOB \$6,000	(2B) REVISED COST: \$60,000 DATE: 12/9/10

096342
ION NUMBEROSHA APPROVAL RECORD
APPROVAL NUMBER: ☐

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY: 2	(6A) NO. OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: 2 UNIT RES	(8A) OCCUP. CLASS: R3	(9A) NO. OF DWELLING UNITS: 2
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY: 2	(6) NO. OF BASEMENTS AND CELLARS: 0	(7) PROPOSED USE (LEGAL USE): 2 UNIT RES.	(8) OCCUP. CLASS: R3	(9) NO. OF DWELLING UNITS: 2
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(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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(14) GENERAL CONTRACTOR MIKE CASSIDY - 7451 HARRISON	PHONE	CALIF. LIC. NO. 748588	EXPIRATION DATE 2/12
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(15) OWNER - LESSEE (CROSS OUT ONE) JOHN HARTY	ADDRESS 1364 MADERA WAY	ZIP MILLBRAE	BTRC#	PHONE (FOR CONTACT BY DEPT.)
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(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Foundation upgrade in preparation of future remodel. (Under separate permit)
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ADDITIONAL INFORMATION

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

(25) ARCHITECT OR ENGINEER (DESIGN) <input checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/> SAUTBS	ADDRESS 2451 HARRISON ST	CALIF. CERTIFICATE NO. 52784
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(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS
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IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts See Sec 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT
☐ LESSEE ☒ AGENT

NOTICE TO APPLICANT

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

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

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

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance policy number is: 7130030562
- This cost of the work to be done is \$100 or less.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED: _____ <div style="text-align: center;"> By <u><i>RL</i></u> ROBERT CHUN, DBI DEC - 9 2010 BUILDING INSPECTOR, DEPT. OF BLDG. INSP. </div>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ <div style="text-align: center;"> <u><i>N/A</i></u> DEPARTMENT OF CITY PLANNING </div>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ <div style="text-align: center;"> By <u><i>RL</i></u> ROBERT CHUN, DBI DEC - 9 2010 CIVIL ENGINEER, DEPT. OF BLDG INSPECTION </div>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ <div style="text-align: center;"> <u><i>N/A</i></u> BUREAU OF ENGINEERING </div>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ <div style="text-align: center;"> DEPARTMENT OF PUBLIC HEALTH </div>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ <div style="text-align: center;"> REDEVELOPMENT AGENCY </div>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input checked="" type="checkbox"/>	APPROVED: <u>No this Records</u> FOR WORK STATED ONLY <div style="text-align: center;"> <u><i>RL</i></u> HOUSING INSPECTION DIVISION DEC - 9 2010 </div>	DATE: _____ REASON: _____ NOTIFIED MR. _____

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

Number of attachments ☐

OWNER'S AUTHORIZED AGENT _____

08/17/2011 14:20 FAX

001

3 NUMBER OF PLAN SETS

HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

DATE FILED 11-30-11	FILING FEE RECEIPT NO. 911-429	(1) STREET ADDRESS OF JOB 1130-1140 FACE STREET	BLOCK & LOT 1219/011
PERMIT NO. 1033510	ISSUED MAR 15 2011	(2A) ESTIMATED COST OF JOB \$1.2 million	(2B) REVISED COST: \$1,492,000 DATE: 1/2/11

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. V-B	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE Single-family residence	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS X2
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. V-A	(5) NO. OF STORIES OF OCCUPANCY 4	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) 4 residential units	(8) OCCUP. CLASS R-2	(9) NO. OF DWELLING UNITS 4
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		

(14) GENERAL CONTRACTOR: (MICHAEL CASAPR) TED THE BANNER DEVELOPMENT COMPANY, 2501 MISSION ST. ST 94110	ADDRESS 2501 MISSION ST. ST 94110	PHONE 415-529-2200	EXPIRATION DATE 2-20-2010
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(15) OWNER - LESSOR (CROSS OUT ONE) JOHN & SUE HARTY, 1304 MADERA WAY, MILL BRAE, CA 94030	ADDRESS 1304 MADERA WAY, MILL BRAE, CA 94030	PHONE (FOR CONTACT BY DEPT.) (415) 710-0093
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(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
ADDITION & SUBSTANTIAL ALTERATION TO (6) 2-STORY SINGLE FAMILY DWELLING OF TYPE V-B. THE 2-STORY VERTICAL ADDITION & HORIZONTAL ADDITION @ REAR WILL BE IN A 4-STORY, 4-UNIT RESIDENTIAL BLOCK OF TYPE V-A WOOD CONSTRUCTION. NEW MECHANICAL, ELECTRICAL AND PLUMBING ALSO INCLUDED.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT 10'-0" FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA 2,014 SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? N/A YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION) KERNAN MORRIS ARCHITECTS, 69-A WATER STREET, SE, CA 94133	ADDRESS 69-A WATER STREET, SE, CA 94133	PHONE 415-529-6245
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(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	
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IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts. See Sec 865, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the building or permit or occupancy GRANTED, WHEN REQUIRED.

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX:	
<input type="checkbox"/> OWNER	<input type="checkbox"/> ARCHITECT
<input type="checkbox"/> LESSEE	<input type="checkbox"/> AGENT
<input type="checkbox"/> CONTRACTOR	<input type="checkbox"/> ENGINEER

APPLICANT'S CERTIFICATION

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

9003-03 (REV. 1/02)

NOTICE TO APPLICANT

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

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

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

- I have and will maintain a certificate of contract to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation policy number and policy limits are: 11-66309-62
- Policy Number
- The cost of the work to be done is \$100 or less.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date

DUPLICATE

FORM 8 ☐ OVER-THE COUNTER ISSUANCE

PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

NUMBER OF PLAN SETS 2

DO NOT WRITE ABOVE THIS LINE

DATE FILED <u>10/10/2010</u>	PLANNING FEE RECEIPT NO. <u>1140 PAGE 2 ST</u>	(1) STREET ADDRESS OF JOB <u>1140 PAGE 2 ST</u>	BLOCK & LOT <u>1219 - 011</u>
ISSUED <u>10/13/10</u>	ISSUED <u>10/13/10</u>	(2A) ESTIMATED COST OF JOB <u>2500.00</u>	(2B) REVENUE COST <u>2500</u>

APPROVAL NUMBER: 1

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. <u>RES</u>	(5A) NO. OF STORIES OF OCCUPANCY <u>1</u>	(6A) NO. OF BASEMENTS AND CELLARS <u>0</u>	(7A) PRESENT USE <u>1 RES + 1 COM UNITS</u>	(8A) OCCUP. CLASS <u>R.O.M</u>	(9A) NO. OF DWELLING UNITS <u>1</u>
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. <u>V</u>	(5) NO. OF STORIES OF OCCUPANCY <u>1</u>	(6) NO. OF BASEMENTS AND CELLARS <u>0</u>	(7) PROPOSED USE (LEGAL USE) <u>SAME</u>	(8) OCCUP. CLASS <u>R.O.M</u>	(9) NO. OF DWELLING UNITS <u>1</u>
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(10) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED? <u>NO</u>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? <u>NO</u>	(12) ELECTRICAL WORK TO BE PERFORMED? <u>NO</u>	(13) PLUMBING WORK TO BE PERFORMED? <u>NO</u>
--	--	--	--

(14) GENERAL CONTRACTOR <u>THE BARNER Development Co SFC</u>	ADDRESS <u>4552 748588</u>	PHONE <u>748588</u>	EXPIRATION DATE <u>2-29-2012</u>
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(15) OWNER - LESSEE (CROSS OUT ONE) <u>JOHN + Sue</u>	ADDRESS <u>1364 HILDAWAY</u>	CITY <u>HILDAWAY</u>	STATE <u>CA</u>	ZIP <u>94030</u>
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(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
INSTALL HAND PAINT SIDING TO COVER EXIST SIDING TO SATISFY NOV 201070052 APPROX 300 FT SQ. TO BE PAINTED WHITE AS PER NEIGHBOUR AT 1158 PAGE THIS IS A PAOP LINE WALL NEXT TO NEIGHBOUR'S LIGHTHOUSE NOT VISIBLE FROM PAGE STREET

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? <u>NO</u>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT <u>N/A</u>	(19) DOES THIS ALTERATION CREATE CHICK OR HOLE, EXTENSION TO BUILDING? <u>NO</u>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA <u>60. FT.</u>
(21) WILL SIGNALLING OVER SUB-ROADWAY SPACE BE REPAIRED OR ALTERED? <u>NO</u>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? <u>NO</u>	(23) ANY OTHER EXISTING BLDG. DILAPY (IF YES, SHOW ON PLOT PLAN) <u>NO</u>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? <u>NO</u>

(25) ARCHITECT OR ENGINEER (DESIGN) <u>N/A</u>	CONSTRUCTION CO. <u>N/A</u>	ADDRESS <u>N/A</u>
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") <u>N/A</u>	ADDRESS <u>N/A</u>	

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts see Sec 548, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

All electrical wiring materials must have a clearance of not less than 18 inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 2600 of the Labor Code of the State of California, the applicant shall have coverage under (a), or (b) designated below or shall indicate item (a), or (b), or (c), whichever is applicable. If however item (c) is checked item (b) must be checked as well. Mark the appropriate method of compliance below.

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

(1) I have and will maintain a certificate of coverage to self-insure for worker's compensation, as provided by Section 5700 of the Labor Code, for the performance of the work for which the permit is issued.

(2) I have and will maintain worker's compensation insurance, as required by Section 5700 of the Labor Code, for the performance of the work for which the permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier ST-882-9

Policy Number ST-882-9

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

(4) I certify that the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California, and fail to comply forthwith with the provisions of Section 2600 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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

Signature of Applicant or Agent [Signature] Date 10/13/10

APPLICANT COPY

Herrera, Cheryl

From: Adwin Lau [Adwin.Lau@sfgov.org]
Sent: Tuesday, September 06, 2011 3:25 PM
To: Herrera, Cheryl
Subject: RE: Block 1219, Lot 11 -- 1138-40 Page Street

There will be no commercial use in the future.

Online permit tracking / special inspections status are available at <http://dbiweb.sfgov.org/dbipts/>

Adwin Lau
Building Inspection Division
Department of Building Inspection
Work: (415) 558-6349
adwin.lau@sfgov.org

From: "Herrera, Cheryl" <Cheryl.Herrera@sfdpw.org>
To: "Lau, Adwin" <Adwin.Lau@sfgov.org>
Date: 09/06/2011 03:22 PM
Subject: RE: Block 1219, Lot 11 -- 1138-40 Page Street

Thank you Adwin

I guess I'm still stuck on the commercial unit. Will it still be existing, or will this be a 4 unit residential building?

Cheryl Herrera
Department of Public Works
Bureau of Street Use & Mapping
cheryl.herrera@sfdpw.org
554-5347 v / 522-7670 f

From: Adwin Lau [mailto:Adwin.Lau@sfgov.org]
Sent: Tuesday, September 06, 2011 3:21 PM
To: Herrera, Cheryl
Subject: RE: Block 1219, Lot 11 -- 1138-40 Page Street

According to the approved building permit, it will be 4 units only when the project is completed.

Online permit tracking / special inspections status are available at <http://dbiweb.sfgov.org/dbipts/>

Adwin Lau
Building Inspection Division
Department of Building Inspection
Work: (415) 558-6349
adwin.lau@sfgov.org

From: "Herrera, Cheryl" <Cheryl.Herrera@sfdpw.org>
To: "Lau, Adwin" <Adwin.Lau@sfgov.org>

Date: 09/06/2011 03:19 PM
Subject: RE: Block 1219, Lot 11 -- 1138-40 Page Street

Is that 4 residential units?

Cheryl Herrera
Department of Public Works
Bureau of Street Use & Mapping
cheryl.herrera@sfdpw.org
554-5347 v / 522-7670 f

From: Adwin Lau [<mailto:Adwin.Lau@sfgov.org>]
Sent: Tuesday, September 06, 2011 1:12 PM
To: Peggy Berlese
Cc: Herrera, Cheryl; Monica Kirst
Subject: Re: Block 1219, Lot 11 -- 1138-40 Page Street

Hi,
There will be a CFC stating this building is 4 units, and upon completion of construction, this building is pretty much brand new. So no further physical inspection will be required. Please ask the applicant look into some of the status building permits and maybe discuss with the district building inspector as far as clean up these permits.

Online permit tracking / special inspections status are available at <http://dbiweb.sfgov.org/dbipts/>

Adwin Lau
Building Inspection Division
Department of Building Inspection
Work:(415) 558-6349
adwin.lau@sfgov.org

From: "Peggy Berlese" <pberlese@hbcondolaw.com>
To: <Adwin.Lau@sfgov.org>, <Cheryl.Herrera@sfdpw.org>, "Monica Kirst" <mkirst@hbcondolaw.com>
Date: 09/02/2011 12:52 PM
Subject: Block 1219, Lot 11 -- 1138-40 Page Street

Good morning, Adwin,

The owner of 1138-40 Page Street has filed a subdivision application for the property. I am writing to you to request that you waive the requirement for a building inspection of this project in connection with the subdivision application.

The existing building was one commercial unit and one residential unit. I have attached the 3R report. The owner has obtained a building permit to create 4 residential units at the site. The project is under construction at this time and will be finished in a few months. The existing two units are being completely renovated under the existing building permit. Of course, the other two units are totally new construction. There have been numerous inspections of the project to date, of course, and there will be more in the

future. Therefore, I do not think there is any need for the owner to request an additional DBI inspection in connection with the subdivision application. I have enclosed for your review the permits obtained by the owner and the previous owner for work on the project.

Please let me know if you will waive the requirement for the inspection. Thank you and have a nice, long weekend off.

Peggy Berlese
Herzig & Berlese
Ivy Court, Suite 5
414 Gough Street
San Francisco, CA, 94102
(415) 861-8800

CONFIDENTIALITY NOTICE: THIS E-MAIL CONTAINS INFORMATION THAT IS CONFIDENTIAL, PRIVILEGED AND/OR ATTORNEY WORK PRODUCT FOR THE SOLE USE OF THE INTENDED RECIPIENT. ANY USE OR DISTRIBUTION BY OTHERS IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS MESSAGE IN ERROR, PLEASE DESTROY IT AND CONTACT THE SENDER.

[attachment "permits.pdf" deleted by Adwin Lau/DBI/SFGOV] [attachment "permits2.pdf" deleted by Adwin Lau/DBI/SFGOV]

[attachment "3r.pdf" deleted by Adwin Lau/DBI/SFGOV]

HERZIG & BERLESE

ATTORNEYS AT LAW

IVY COURT, SUITE 5, 414 GOUGH STREET, SAN FRANCISCO, CA 94102

(415) 861-8800 FAX (415) 861-0259

EMAIL: MKIRST@HBCONDOLAW.COM

BARBARA E. HERZIG
MARGARET J. BERLESE

DATE: August 31, 2011

TO: Department of Public Works
Attn: Cheryl Herrera
875 Stevenson Street, Room 460
San Francisco, CA 94103

RE: 1138-1140 Page Street
Block 1219, Lot 011

RECEIVED
11 SEP-11 PM 4:19

Dear Cheryl,

I am responding to your email dated August 17, 2011, a copy of which is enclosed.

There has been a change of use of the one commercial unit. Building permit #1233550, issued March 15, 2011 shows the proposed use as 4 residential units. Building permit #2010-12096372 filed December 9, 2010, a copy of which is enclosed, is superceded by permit #1233550. The 3R report we submitted in the application is dated March 9, 2011, which was before the issuance of this permit and work has not been completed under permit #1233550, so the 3R report cannot yet describe the authorized use as 4 residential units.

I have enclosed a complete copy of permit #2010-12096372 per your request.

Permit# 2009-11030476 was listed on form No. 1 by mistake and is not listed on the 3R report. Please disregard.

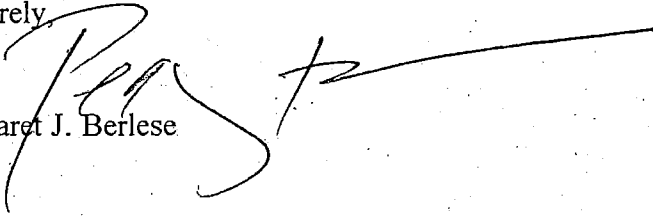
Barry Pierce, the surveyor, submitted the updated tentative map to DPW on June 24, 2011 according to the DPW tracking website. The updated map shows the number of units, a copy of which is enclosed.

I am going to ask DBI to waive the physical inspection requirement, since the building will be completed renovated and will undergo other miscellaneous inspections.

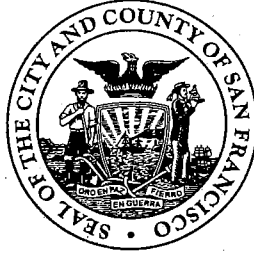
I have also enclosed a new check in the amount of \$8,505 for the map review fee.

Sincerely,

Margaret J. Berlese

A handwritten signature in black ink, appearing to read 'Margaret J. Berlese', with a long horizontal flourish extending to the right.

BOARD of SUPERVISORS



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

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

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

Date: Tuesday, December 6, 2011

Time: 4:00 p.m.

Location: Legislative Chamber, Room 250 located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: File No. 111235. Hearing of persons interested in or objecting to the decision of the Department of Public Works dated October 31, 2011, approving a Tentative Parcel Map for a 4-unit new construction condominium subdivision located at 1138-1140 Page Street, Assessor's Block No. 1219, Lot No. 011. (District 5) (Appellant: Fazilat Kazeminezhad on behalf of Page Group, LLC) (Filed November 10, 2011)

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

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information will be available for public review on Thursday, December 1, 2011.

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

Angela Calvillo
Clerk of the Board

DATED: November 18, 2011
PUBLISHED/POSTED: November 22, 2011