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To: Board of Supervisors (BOS)
Cc: Lamug, Joy; Carroll, John (BOS); whiteheadwest@msn.com
Subject: Broderick CEQA Appeal: File No. 141083
Attachments: Cook Verification Letter 12-04-14.PDF

2014 DEC -5 AM 11:34

Please put this into the above referenced file.

Thanks,

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Spc Counsel Attny
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Building Height Verification

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

December 3, 2014

2014 DEC -5 AM 11:34

TO: Pam Whitehead
50 Magdalena Court
Mill Valley, CA 94941

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

BY _____

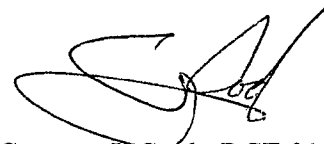
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DEADLINE, BY NOON, PURSUANT TO ADMIN.
CODE, SECTION 31.16(b)(5)**
(Note: Pursuant to California Government Code, Section
86009(b)(2), information received at, or prior to, the public
hearing will be included as part of the official file.)

I have reviewed the recently received letter regarding the above referenced project at Broderick Street, pertaining to the building height relative to an approved raising of the structure by 36 inches. It appears as though several parties believe that the building has lifted up by an additional 1-7/8 inches as indicated on the letters of 8-16-2013 and 10-20-2014 by Martin M. Ron Associates, Land Surveyors. This was after their initial measurements on 4-30-2013 had shown that the building was lifted by 36 inches, the same amount that we also measured on that same day.

According to the letters by Mr. Ron, these elevations are said to be based on a zero point datum (or reference point), on the top of the curb at the center point of the lot, which slopes 3 feet, 4 inches from the southerly to northerly subject property lines.

One reference point could give unreliable results, or possibly another error involved, due to construction traffic, curb breaks or street steepness, and if damaged or settled has no backup. Our measurements have always been based on no less than three reference points, as stated in the 9-18-2014 hearing, multiple reference points check among themselves and guard against discrepancies or possible errors.

On November 3, 2014, we went out to the site to again measure the building finish floor elevations relative to our reference points. We also used two types of survey equipment in measuring to verify the accuracy of each. The reference points used were checked to verify their reliability. The 'L' cut on the southerly curb, the drill hole at the monument line and the brick walk elevations all were found to be the same as when we originally used them. Our findings were that the finish floor elevations had not changed from the 4-30-2013 measurements. The building height was and is still 36 inches above its original pre raised height as measured in May of 2012.



Gregory J. Cook, RCE 31570

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