

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
MCF-1964 POST LP, _____)
Appellant(s))
vs.)
ZONING ADMINISTRATOR, _____)
Respondent

Appeal No. **23-025**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on June 5, 2023, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on May 31, 2023, of a Letter of Determination (the request seeks to confirm that the current legal use of the property under the Planning Code is a 12-unit residential building; the Zoning Administrator determined that the Subject Property contains 11 dwelling units) at 1964 Post Street.

RECORD NO. 2022-011140ZAD

FOR HEARING ON July 26, 2023

Address of Appellant(s):

Address of Other Parties:

MCF-1964 Post LP, Appellant(s) c/o Justin Zucker, Attorney for Appellant(s) Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94104	N/A
---	-----



Date Filed: June 5, 2023

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 23-025

I / We, **MCF-1964 Post LP**, hereby appeal the following departmental action: **ISSUANCE of Letter of Determination No. 2022-011140ZAD** by the **Zoning Administrator** which was issued or became effective on: **May 31, 2023** for the property located at: **1964 Post Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **July 6, 2023, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, and tina.tam@sfgov.org.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **July 20, 2023, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org and jzucker@reubenlaw.com.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, July 26, 2023, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment.

Justin Zucker, Attorney for Appellant, filed the appeal by email.

REUBEN, JUNIUS & ROSE, LLP

Justin A. Zucker
jzucker@reubenlaw.com

June 5, 2023

Delivered Via E-mail

Julie Rosenberg, Executive Director
San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
boardofappeals@sfgov.org

Re: Appeal of Letter of Determination | 2022-011140ZAD
1964 Post Street
Our File No.: 8608.62

Dear Director Rosenberg:

Our office is working with MCF-1964 Post LP, owner of 1964 Post Street (the, “**Property**”). On May 31, 2023, the Zoning Administrator issued a Letter of Determination (“**LOD**”) regarding the Property’s classification of use as a twelve-unit residential building and interpretation and applicability of the provisions of the Planning Code. Owner respectfully appeals the LOD because it is an error in interpretation and an abuse of discretion. In reaching its conclusion, the LOD improperly interprets the permit history. Accordingly, we respectfully request the LOD be overturned and re-issued in accordance with the law.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Justin A. Zucker



LETTER OF DETERMINATION

May 31, 2023

Justin Zucker
One Bush Street, Suite 600
San Francisco, CA 94104
(email delivery: jzucker@reubenlaw.com)

Record No.: 2022-011140ZAD
Site Address: 1964 Post Street
Assessor's Block/Lot: 0683/016
Zoning District: RM-3 (Residential-Mixed, Medium Density)
Staff Contact: Tolu Atoyebi, (628) 652-7363
sydney.atoyebi@sfgov.org

Dear Justin Zucker:

This letter is in response to your request for a Letter of Determination regarding the property at 1964 Post Street ("Subject Property"). The request seeks to confirm that the current legal use of the property under the Planning Code is a 12-unit residential building.

Background

Your request letter provides a comprehensive permit history for the Subject Property that goes back to demolition permit from 1910. The existing building was originally constructed as a three-story, **12-unit building** per Building Permit (BP) No. 121238 in October 1923. Numerous building permits followed over time, some of which were reviewed and approved by the Planning Department, and some not. BP No. 497204 was issued in March 1958 for the repair of motor vehicle damage. That permit listed the number of dwelling units as 11 and was approved by the Planning Department, but did not indicate a merger of units.

In June 1969, the Subject Property was issued BP No. 332966 to "remodel owner's kitchen; new carpeting and cabinetry; new aluminum sash; painting exterior and interior; termite and foundation repair; plumbing and electrical work; sidewalk repair; and new appliances in kitchens." The permit included a worklist attachment that provided a more detailed scope of work that included a section titled "Owners Apartment #3 and #4 Combined," which included:

"Remove all existing kitchen objects; remove existing partition between kitchen and hall as per sketch #2; remove existing wall and door between the two apartments and frame in approximately new five foot

archway as per sketch #2.” ... [the next portion of text of this section is not legible] ...and paint to match adjoining walls and ceilings: frame new kitchen-hall partition as per sketch #2. Remove existing door and partition to apartment #3 as per sketch #2.”

You state in your request letter, and I agree, that this permit resulted in the merger of dwelling units that resulted in a decrease in dwelling units in the building from 12 to 11. You also note that typically the Planning Department must sign and approve a building permit for such a merger, but that the Planning Department instead wrote “N/A” on the permit to indicate their review was not required.

While it is correct that the Planning Department would typically review and sign such a permit, it’s important to note that the Subject Property fell within the Western Addition A-2 Redevelopment Area when this permit was issued in 1969. As such, this permit was under the jurisdiction of the San Francisco Redevelopment Agency instead of the Planning Department, and the Redevelopment Agency did indeed sign their approval to this permit. Additionally, there is no reason to believe that such a dwelling unit merger would have been prohibited at that time.

A subsequent building permit (No. 333307) was issued in June 1969 for window installation without Planning Department review and listed the existing and proposed as 10 dwelling units. But thereafter, each succeeding building permit and Certificate of Final Completion and Occupancy (CFC) issued by the Department of Building Inspection (DBI) listed the building as having 11 existing and proposed units. Your request also provided the most recent 3R Report (Report of Residential Building Record) issued by DBI in 2021 (Report No. 202110086799), which understandably reflects this history by determining that the original occupancy/use was 12 dwelling units and the presently authorized occupancy/use is 11 dwelling units.

Finally, it’s important to note that the physical work authorized by the 1969 merger permit approved by the Redevelopment Agency was completed, and since that time (more than 50 years) the merged manager’s unit has physically existed as a single dwelling unit with a single entry and a single unit number (No. 3). There is no documentation indicating that the manager’s unit has been used in any way other than a single unit since the merger.

Determination

To conclude, BP No. 332966 was approved and issued in 1969 and clearly authorized the merger of 2 dwelling units into a single manager’s unit, resulting in a total of 11 dwelling units in the building. That Subject Property was not under the jurisdiction of the Planning Department at the time, and the permit was instead properly reviewed and approved by the Redevelopment Agency. That context has not changed since that time, the manager’s unit still exists as a single dwelling unit, and DBI’s 3R Report determined there to be 11 dwelling units on the Subject Property. Therefore, **it is my determination that the Subject Property contains 11 dwelling units.**

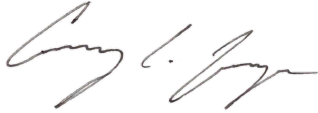
Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

Justin Zucker
One Bush Street, Suite 600
San Francisco, CA 94104

May 31, 2023
Letter of Determination
1964 Post Street

APPEAL: An appeal may be filed with the Board of Appeals within 15 days of the date of this letter if you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator. Please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475, call (628) 652-1150, or visit www.sfgov.org/bdappeal.

Sincerely,



Corey A. Teague, AICP

cc: MCF-1964 Post LP, Property Owner
Neighborhood Groups
Tolu Atoyebi, Planner

BRIEF SUBMITTED BY THE APPELLANT(S)

REUBEN, JUNIUS & ROSE, LLP

Justin A. Zucker
jzucker@reubenlaw.com

July 6, 2023

Delivered Via E-Mail

Julie Rosenberg, Executive Director
San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94013
boardofappeals@sfgov.org; julie.rosenberg@sfgov.org

**Re: Appeal No. 23-025 | 1964 Post Street
Appellant's Brief in Support of Appeal of Letter of Determination
Order No. 2022-011140ZAD
Hearing Date: July 26, 2023
Our File No.: 8608.62**

Dear President Swig and Commissioners:

Our office is working with MCF-1964 Post LP, owner of 1964 Post Street (the, “**Property**”), which was originally constructed as a twelve- (12) unit residential building. On May 31, 2023, the San Francisco Planning Department’s Zoning Administrator issued a Letter of Determination (“**LOD**”), determining the “Property contains 11 dwelling units.” (LOD attached as **Exhibit A** with request attached as **Exhibit B**.) The Zoning Administrator’s conclusion that the Property is currently an eleven- (11) unit building was an abuse of discretion.

The Board of Appeals has broad authority to overrule the Zoning Administrator on the ground that his determination was an abuse of discretion and may “change, or modify the ruling, decision or determination appealed from, or in lieu thereof, make such other additional determinations as it shall deem proper.” (San Francisco Charter, [Section 4.106\(c\)](#).) We respectfully request you modify the LOD, holding the Property’s legal use is as a twelve- (12) unit building.

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
492 9th Street, Suite 200, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

A. PROPERTY HISTORY AND NEIGHBORHOOD (BIG R) REDEVELOPMENT

The Property is improved with a with a three- (3) story over basement residential building constructed in 1923. In 1969, the Property became subject to the control of the San Francisco Redevelopment Agency (“**Redevelopment Agency**” or “**Redevelopment**”). A history of the Property before and after Redevelopment’s control is outlined below:

1. Pre-Redevelopment Property Permit History

The building permit application (“**BPA**”) history for the Property is comprehensive, going back and including the 1910 demolition permit (No. 499) for the prior-existing structure. (Building permit history attached as **Exhibit C** [“Permit History”]¹, p. 1-2/104.) The permit history for the Property thereafter includes:

- **BPA No. 121238**, issued on October 24, 1923, authorizing construction of a three- (3) story over basement, twelve- (12) unit residential building (“**First Construction Permit**”). (Permit History, p. 3-6/104.)
- **BPA No. 29114**, issued on September 16, 1937, authorizing construction of a “two room addition to building in rear on present unoccupied area” (“**2-Room Addition Permit**”). The 2-Room Addition Permit does not indicate the unit count of the building. (Permit History, p. 7-10/104.)
- **BPA No. 497204**, issued March 28, 1958, authorizing repair of motor vehicle damage (“**1958 Repair Permit**”). (Permit History, p. 11-14/104.)

¹ Duplicate pages of the Permit History have been scanned with increased contrast and included due to some pages being slightly illegible when scanned using default settings.

Only the three (3) above-listed permits are signed by the Planning Department.² All subsequent permits are not signed by the Planning Department, which makes sense due to Redevelopment obtaining jurisdiction over the Property in 1969 until about fifteen (15) years ago.³ The permits are either N/A'ed or stamped "Not reviewed by the Department of City Planning. Issuance of the requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code." (See Permit History p. 52/104.)

2. Redevelopment Participation Agreement

The Property is in the Western Addition. In 1948, the government declared the Western Addition blighted. Starting in the 1950s, the Western Addition, in particular the Fillmore District, became subject to the control of the Redevelopment Agency. First in 1956, with the Western Addition A-1 Redevelopment Project Area, which encompassed an area immediately south of the Property, starting across Post Street. Then in 1964 with the Western Addition A-2 Redevelopment Project Area, which encompassed the Property, that was approved July 21, 1964. (Redevelopment Plan for the Western Addition Approved Redevelopment Project Area A-2 [**"A-2 Redevelopment Plan"**] attached as **Exhibit D.**)

a. Establishment of Redevelopment Agency's Jurisdiction

In 1969, the Property became subject to the control of the Redevelopment Agency. On April 3, 1969, then Property owners, the Itos entered into an Owner Participation Agreement with the Redevelopment Agency (attached as **Exhibit E**). The Owner Participation Agreement subjects

² Note due to practices in place at the time of issuance, the First Construction Permit and 2-Room Addition Permit are signed by the Planning Commission not the Planning Department.

³ See SF Gate, Sad Chapter in Western Addition History Ending, July 21, 2008; available at: <https://www.sfgate.com/bayarea/article/Sad-chapter-in-Western-Addition-history-ending-3203302.php>, last visited July 3, 2023.

the Property to the A-2 Redevelopment Plan. The A-2 Redevelopment Plan vests development authority with the Redevelopment Agency:

C. Land Use Provisions and Development Standards

To achieve the purposes of the Plan, the Agency shall review and approve the specific plans, including landscaping plans and sign plans, for all development.

Proposed designs will be evaluated as to the manner in which they achieve the objectives of the Plan and a distinguished architectural expression.

In the disposition of land the Agency may establish detailed design criteria for specific parcels to insure an attractive and harmonious urban design and may implement these criteria with appropriate provisions in the disposition documents.

In order to achieve the purposes of the Plan the development and use of land within the Project shall be in accordance with land use provisions and standards set forth in this Paragraph C. The standards for development applicable to the use-districts shown on the Land Use Map are as shown on the table, STANDARDS FOR DEVELOPMENT, following this page.

G. Enforcement of Plan

The provisions of the Plan and other documents formulated pursuant thereto may be enforced by the Agency in any manner authorized by law.

(A-2 Redevelopment Plan, p. 8/32, 26/32.)

b. 1968 Compliance Letter Enumerates Deficient Conditions

The Owner Participation Agreement requires the Property owners to complete modernizations and/or rehabilitation to the Property delineated in an attached October 7, 1968, Compliance Letter (“**1968 Compliance Letter**”) prepared by a Redevelopment Agency Rehabilitation Inspector. (See Exhibit A to Owner Participation Agreement [Exhibit E].) The Owner Participation Agreement called for the work to be done within nine (9) months of execution.

c. Planning Department was Still Responsible for Code Compliance

While the Owner Participation Agreement subjected the Property to Redevelopment’s control and jurisdiction, neither the Planning Department nor Department of Building Inspection were divested of their responsibility to ensure code compliance for projects at the Property. The A-2 Redevelopment Plan holds:

E. Actions by the City

Subject to the policies and procedures established under its Charter and existing codes and regulations, the City and County of San Francisco shall aid and cooperate in the undertaking of the Project by:

1. Institution of proceedings for opening, closing, vacating, widening or changing the alignment or grade of streets and alleys and for other necessary modifications of the street layout in the Project.
2. Conveying vacated street areas (except those contemplated for retention for other public use) to the Agency without cost.
3. Institution of proceedings necessary for changes of improvements in publicly-owned public utilities within or affecting the Project.
4. Approving the required sale or exchange of land by and between local public bodies and City Departments concerned.
5. Approving the necessary sale or exchange of land by and between the Agency and the City Departments concerned.
6. Making the necessary changes in zoning use districts within the Project so as to conform to the land use provisions of the Plan.
7. Making inspections, determinations and enforcement necessary to assure that buildings remaining in the Project conform to all applicable health, safety, housing, building and other codes and regulations of the City and County of San Francisco and the State of California.

(A-2 Redevelopment Plan, p. 26/32.)

While there were no discretionary approvals needed in the 1950s or 1960s for merger of units, a building permit was required to ensure code compliance. In this case, no permit was obtained for the merger that allowed for code compliance analysis by the Planning Department.

3. Permit History Under Redevelopment Agency's Control

On June 11, 1969, in line with the Owner Participation Agreement, i.e., within nine (9) months, BPA No. 37793 was issued, authorizing "Remodel Owners Kitchen" among numerous other alterations identified in an attached "Work List" not included in the actual building permit project description ("**1969 Remodel Permit**"). (Permit History, p. 15-26/104.) Redevelopment signed off on the 1969 Remodel Permit on May 19, 1969, without acknowledging the Work List as being included in the scope of work. The 1969 Remodel Permit's description of work to be completed does not call for merger of units, rather it calls for:

(20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

Remodel Owners Kitchen
New Carpating and Cabinetry
New Aluminum Sash
Painting Exterior and Interior
Termite and Foundation Repairs
Plumbing and Electrical Work
Sidewalk Repair
New Appliances in Kitchens

(Permit History, p. 21.)

The Work List, however, includes a description for combining Units 3 and 4 as the “owner’s apartment,” which seemingly was effected more than a decade prior as noted in the 1958 Repair Permit. (Permit History, p. 11-14, 24/104.)

B. PERMIT HISTORY SHOWS ILLEGAL MERGER NEVER PROPERLY LEGALIZED

As acknowledged by the Zoning Administrator in the LOD, typically the history of building permits signed by the Planning Department controls the legal, existing use of a property. Here, the permit history prior to Redevelopment Agency’s control reveals no permit signed by Planning authorizing the merger of two (2) units to legally establish an eleven- (11) unit building. The Zoning Administrator asserts that Redevelopment was vested with land use authority when the 1969 Remodel Permit was issued. But the merger occurred while the Planning Department had jurisdiction over the property and Redevelopment never subsequently properly legalized the illegal merger.

1. Illegal Merger Occurred While Planning Had Jurisdiction

Evidence in the record indicates that illegal merger of two (2) units occurred while the Property was under the jurisdiction of the Planning Department, not Redevelopment. The 1958 Repair Permit lists the existing and proposed use as an eleven- (11) unit building. While Planning Department signed the 1958 Repair Permit it is specifically limited to “for auto storage only” and

nothing else. (Permit History, p. 13-14/104.) The work authorized by the 1958 Repair Permit includes the following:

(17) Describe Work to be done (in addition to reference to drawings & specifications) 79 ft

Repair motor vehicle damage
replace damaged stud, sheathing, door
jamb and door
Replace brick veneer
Plaster as necessary

Further, the Bureau of Fire Prevention and Public Safety makes clear the 1958 Repair Permit only authorizes repair of the auto damage to the building:

Approved: *for auto damage only*

J. Connolly 3-21-58
Bureau of Fire Prevention & Public Safety
Approved:

(Id.)

The 1958 Repair Permit did not authorize the merger of two (2) dwelling units at the Property. That an illegal merger occurred was subsequently confirmed by the Redevelopment Agency Rehabilitation Inspector in the 1968 Compliance Letter. Prior to Redevelopment obtaining jurisdiction over the property in 1969, the 1968 Compliance Letter found:

This is a type 5, 3 story building with basement. It was built in 1923 as a 12-unit apartment dwelling. Its present use is as an 11-unit dwelling. The following building permits were obtained: 7/28/37 add two rooms in rear; 3/17/58 repair motor vehicle damage. A structural survey of this property was made on 8/21/68.⁴

2. Redevelopment Agency Didn't Authorize Merger in 1969

The 1969 Remodel Permit, while signed by the Redevelopment Agency on May 19, 1969, does not explicitly authorize merger of two (2) units at the Property. Thus, Redevelopment did not legally establish merger of two (2) units at the Property. When the Redevelopment Agency signed the 1969 Remodel Permit, it signed off on the permit only for the work identified above, which did not include merger of units. The 1969 Remodel Permit includes a Work List that indicates "Owners Apartment #3 and #4 Combined." (Permit History, p. 24/104.) However, the 1969 Remodel Permit only indicates Department of Building Inspection review and signoff that a day later on May 20, 1969, noting "comply w/ items on attached sheet." (Permit History, p. 21/104.) Importantly, the numbering identification for items listed in the Work List aligns with the paragraphs in the 1968 Compliance Letter. For example, the first item on the Work List references number 10:

10. Replace entire front sidewalk and driveway with 4" of new concrete. Refer to electrical specifications for sizes of telephone conduit and electrical conduits.

(Permit History, p. 23/104)

And that description matches Paragraph 10 in the 1968 Compliance Letter:

10. The sidewalk at the front of the building is cracked and broken; replace 100 square feet of concrete sidewalk.

⁴ It is uncertain what the permit dates included in the 1968 Compliance Letter refer to as they do not reflect the respective permit filing date or issuance date for the 2-Room Addition Permit or 1958 Repair Permit. (See Permit History, p. 7-10/104.)

(1968 Compliance Letter, p. 1.)

But that is not the case for the description of the work relied upon by the Zoning Administrator to support the position that the 1969 Remodel Permit established the legal use of the Property as an eleven- (11) unit building. The description in the Work List for “Owners Apartment #3 and #4 Combined” references numbers 32, 33, 35, and 36 in the 1968 Compliance Letter:

Owners Apartment #3 and #4 Combined

32-33-35-36 Remove all existing kitchen cabinets; remove existing partition between kitchen and hall as per sketch #2; remove existing wall and door between the two apartments and frame in approximately new five foot archway as per sketch #2; remove the two doors and patch all voids; match existing trim as per sketch #2; shut out existing kitchen and hall partitions; tape

Carpentry (continued)

and paint to match adjoining walls and ceilings; frame new kitchen-hall partition as per sketch #2. Remove existing door and partition to apartment #3 as per sketch #2.

Remove existing flue in owners apartment at ceiling height and support remainder of flue. In the event that additional hangers and framing is required to support ceiling joist in kitchen area of apartment #3 allow an additional \$375.00.

Patch hardwood floors where partitions are removed and match to existing floors.

Build and install new 3/4" ash veneer prefinished plywood cabinets as per sketch #2; contractor to supply shop drawings upon request. Supply and install new formica countertops and window sill; putty gray #931 as per sketch #2 of kitchen floor plan. Supply and install one new gas Tappan Renaissance II Model #72-1448 gas in avocado with a Tappan Hood Fan #53-1948 as per sketch #2 of kitchen floor plan; supply and install one new Tappan Refrigerator #95-0578 avocado; supply and install one new Tappan Dishwasher #61-1078 avocado; supply and install one new Tappan Disposal #51-0067 as per kitchen plan sketch #2. Supply and install new kitchen cabinet hardware Colonial #752 Bronze with US 10 finish; 3/8" offset semi-concealed hinges and magnetic catches. Supply and install one CTLB 4-hole kitchen sink by Kohler in avocado 32" x 21" #K5950; then supply and install one #B4155-18J faucet, one R4510 crumb strainer and related trim to hook up sink.

Remove cooler on exterior of apartment #3 kitchen and patch walls to match existing.

Remove and blank in existing window and frame on the West side of kitchen in apartment #3; match to existing rustic on exterior.

(Permit History, p. 24/104.)

The description, however, does not align with Paragraphs, 32, 33, 35, and 36 in the 1968 Compliance Letter:

32. The ceilings, walls, doors and trim in all rooms of apartments 1, 2, 3, 6, 7, 8, 9, 10, 11, 12 evidence surface deterioration; patch all cracks and damaged surfaces; and paint ceilings, walls, doors and trim.
33. The doors to entry halls and bathrooms in all apartments have inadequate hardware; install conversion sets on the doors.
34. The floor and carpet covering in the living rooms, halls and bedrooms of all apartments except #3 are worn and deteriorated; replace carpets and sand, stain and refinish wood floors.
35. The floor covering in the kitchens and bathrooms are worn and deteriorated in apartments 1, 2, 8, 9, 12; install 1/4 inch underlayment and approved waterproof floor covering.
36. The kitchen countertop in apartment #1 is worn and inadequate; install new waterproof countertop.
37. The lavatory in the bathroom to apartment 5 is in disrepair; install new lavatory.

(1968 Compliance Letter, p. 3.)

A merger was not authorized by Redevelopment. The 1968 Compliance Letter did not identify a requirement to merge Units 3 and 4, as required for other existing illegal uses/conditions discovered by the Redevelopment Rehabilitation Inspector. The 1968 Compliance Letter specifically enumerated an illegal use and non-code compliant conditions at the Property requiring abatement, including:

- “9. The barber shop in basement is illegal usage for this building; remove barber shop or file application to legalize.” (Compliance Letter, p. 1)
- “18. There are 5 windows on the lot line; remove these windows and close in the openings.” (*Id.*, at p. 3.)
- “25. A balcony is needed to apartments #1 and #2 for a second means of egress; install approved balcony to fire escape.” (*Id.*)

The 1968 Compliance Letter did not identify a unit count issue/condition requiring legalization. Since the 1969 Remodel Permit’s work and authorization was to abate the conditions

in the 1968 Compliance Letter, it could do no more. Because the 1969 Remodel Permit did not identify in its scope of work a merger of two (2) units, it could not as a matter of law establish the legal use of the property as an eleven- (11) unit building.

C. REMOVAL OF HOUSING CONTRARY TO CURRENT POLICY

Establishing the Property as a twelve- (12) unit building is in line with the City’s 2022 Update Housing Element adopted January 2023, including Objective 2.4. “Preserving Rental Unit Availability”⁵ and widespread public policy, specifically the [3Ps Framework](#) – Housing Protection, Preservation & Production – advanced by the Metropolitan Transportation Commission (“MTC”).

Acknowledging the complexity of the Bay Areas housing problem, MTC, the Association of Bay Area Governments (aka ABAG) and the Bay Area Housing Finance Authority have developed a three-pronged approach called the 3Ps. Together, they are:

- **Protection** for current residents to avoid displacement.
- **Preservation** of existing housing affordable for lower- and middle-income residents.
- **Production** of new housing at all income levels, especially affordable housing.

In this case, modifying the LOD to hold the Property’s current legal use is as a twelve- (12) unit building advances all three approaches.

- **Protection.** No tenants will be displaced by restoration of the illegally merged units. The subject unit is vacant and has been since ownership purchased the property in 2022.
- **Preservation.** Having been constructed in 1923, the Property is subject to San Francisco’s Residential Rent Stabilization and Arbitration Ordinance.

⁵ 2022 Update Housing Element, January 2023; available at: https://sfplanning.s3.amazonaws.com/archives/sfhousingelement.org/files/Housing_Element_2022_Update.pdf, last visited July 5, 2023.

- **Production.** Reversal of the illegal merger will result in a rental housing unit coming to market seemingly not a part of San Francisco's housing stock for more than sixty-five (65) years.

D. CONCLUSION

The Zoning Administrator's determination that the Property's legal use is as an eleven- (11) unit building was an abuse of discretion. Merger of two (2) units occurred illegally without the benefit of permit, seemingly at least as early as 1958, prior to the Redevelopment Agency gaining land use jurisdiction over the Property the Planning Department. While Redevelopment maintained authority over the Property during the Redevelopment Plan period, the 1969 Remodel Permit signed by Redevelopment did not formally authorize the merger of two (2) units to legally establish the Property as an eleven- (11) unit building. For these reasons and those in the record, we respectfully ask the Board of Appeals to modify the Zoning Administrator's determination to hold the Property's current legal use is as a twelve- (12) unit building.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Justin A. Zucker

Enclosures:

- Exhibit A - May 31, 2023, Letter of Determination
- Exhibit B - Request for Letter of Determination
- Exhibit C - Western Addition Redevelopment Plan
- Exhibit D - Permit History
- Exhibit E - Owner Participation Agreement and 1968 Compliance Letter

cc: Corey Teague, Zoning Administrator (corey.teague@sfgov.org)

EXHIBIT A



LETTER OF DETERMINATION

May 31, 2023

Justin Zucker
One Bush Street, Suite 600
San Francisco, CA 94104
(email delivery: jzucker@reubenlaw.com)

Record No.: 2022-011140ZAD
Site Address: 1964 Post Street
Assessor's Block/Lot: 0683/016
Zoning District: RM-3 (Residential-Mixed, Medium Density)
Staff Contact: Tolu Atoyebi, (628) 652-7363
sydney.atoyebi@sfgov.org

Dear Justin Zucker:

This letter is in response to your request for a Letter of Determination regarding the property at 1964 Post Street ("Subject Property"). The request seeks to confirm that the current legal use of the property under the Planning Code is a 12-unit residential building.

Background

Your request letter provides a comprehensive permit history for the Subject Property that goes back to demolition permit from 1910. The existing building was originally constructed as a three-story, **12-unit building** per Building Permit (BP) No. 121238 in October 1923. Numerous building permits followed over time, some of which were reviewed and approved by the Planning Department, and some not. BP No. 497204 was issued in March 1958 for the repair of motor vehicle damage. That permit listed the number of dwelling units as 11 and was approved by the Planning Department, but did not indicate a merger of units.

In June 1969, the Subject Property was issued BP No. 332966 to "remodel owner's kitchen; new carpeting and cabinetry; new aluminum sash; painting exterior and interior; termite and foundation repair; plumbing and electrical work; sidewalk repair; and new appliances in kitchens." The permit included a worklist attachment that provided a more detailed scope of work that included a section titled "Owners Apartment #3 and #4 Combined," which included:

"Remove all existing kitchen objects; remove existing partition between kitchen and hall as per sketch #2; remove existing wall and door between the two apartments and frame in approximately new five foot

archway as per sketch #2.” ... [the next portion of text of this section is not legible] ...and paint to match adjoining walls and ceilings: frame new kitchen-hall partition as per sketch #2. Remove existing door and partition to apartment #3 as per sketch #2.”

You state in your request letter, and I agree, that this permit resulted in the merger of dwelling units that resulted in a decrease in dwelling units in the building from 12 to 11. You also note that typically the Planning Department must sign and approve a building permit for such a merger, but that the Planning Department instead wrote “N/A” on the permit to indicate their review was not required.

While it is correct that the Planning Department would typically review and sign such a permit, it’s important to note that the Subject Property fell within the Western Addition A-2 Redevelopment Area when this permit was issued in 1969. As such, this permit was under the jurisdiction of the San Francisco Redevelopment Agency instead of the Planning Department, and the Redevelopment Agency did indeed sign their approval to this permit. Additionally, there is no reason to believe that such a dwelling unit merger would have been prohibited at that time.

A subsequent building permit (No. 333307) was issued in June 1969 for window installation without Planning Department review and listed the existing and proposed as 10 dwelling units. But thereafter, each succeeding building permit and Certificate of Final Completion and Occupancy (CFC) issued by the Department of Building Inspection (DBI) listed the building as having 11 existing and proposed units. Your request also provided the most recent 3R Report (Report of Residential Building Record) issued by DBI in 2021 (Report No. 202110086799), which understandably reflects this history by determining that the original occupancy/use was 12 dwelling units and the presently authorized occupancy/use is 11 dwelling units.

Finally, it’s important to note that the physical work authorized by the 1969 merger permit approved by the Redevelopment Agency was completed, and since that time (more than 50 years) the merged manager’s unit has physically existed as a single dwelling unit with a single entry and a single unit number (No. 3). There is no documentation indicating that the manager’s unit has been used in any way other than a single unit since the merger.

Determination

To conclude, BP No. 332966 was approved and issued in 1969 and clearly authorized the merger of 2 dwelling units into a single manager’s unit, resulting in a total of 11 dwelling units in the building. That Subject Property was not under the jurisdiction of the Planning Department at the time, and the permit was instead properly reviewed and approved by the Redevelopment Agency. That context has not changed since that time, the manager’s unit still exists as a single dwelling unit, and DBI’s 3R Report determined there to be 11 dwelling units on the Subject Property. Therefore, **it is my determination that the Subject Property contains 11 dwelling units.**

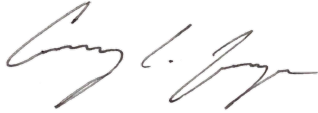
Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

Justin Zucker
One Bush Street, Suite 600
San Francisco, CA 94104

May 31, 2023
Letter of Determination
1964 Post Street

APPEAL: An appeal may be filed with the Board of Appeals within 15 days of the date of this letter if you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator. Please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475, call (628) 652-1150, or visit www.sfgov.org/bdappeal.

Sincerely,



Corey A. Teague, AICP

cc: MCF-1964 Post LP, Property Owner
Neighborhood Groups
Tolu Atoyebi, Planner

EXHIBIT B

REUBEN, JUNIUS & ROSE, LLP

Justin A. Zucker
jzucker@reubenlaw.com

November 14, 2022

Submitted Via Online Portal

Zoning Administrator Corey Teague
Office of the Zoning Administrator
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

**Re: Request for Letter of Determination
1964 Post Street
Our File No.: 8608.62**

Dear Zoning Administrator Teague:

Our office represents MCF-1964 Post LP (“**Owner**”), owner of 1964 Post Street, San Francisco Block/Lot: 0683/016 (the “**Property**”). The purpose of this letter of determination request is to confirm that the legal, existing use of the Property for Planning Code purposes is a twelve- (12) dwelling unit residential building.

Payment of the \$808.00 request fee will be made upon invoicing from the Planning Department.

A. PROPERTY DESCRIPTION

The Property is a 3,781.25 square foot, mid-block lot between Steiner and Fillmore Streets. It is improved with a three- (3) story over basement residential building constructed in 1923.

B. BUILDING PERMIT HISTORY

The building permit application (“**BPA**”) history for the Property is comprehensive, going back and including the 1910 demolition permit (No. 499) for the prior-existing structure. (Building permit history attached as **Exhibit A** [“Permit History”]¹, p. 1-2/104.) Subsequent to the demolition permit, the permit history for the Property includes:

¹ Duplicate pages of the Permit History have been scanned with increased contrast and included due to some pages being slightly illegible when scanned using default settings.

- **BPA No. 121238**, issued on October 24, 1923, authorizing construction of a three- (3) story over basement, twelve- (12) unit residential building (“**First Construction Permit**”). (Permit History, p. 3-6/104.)
- **BPA No. 29114**, issued on September 16, 1937, authorizing construction of a “two room addition to building in rear on present unoccupied area” (“**2-Room Addition Permit**”). The 2-Room Addition Permit does not indicate the unit count of the building. (Permit History, p. 7-10/104.)
- **BPA No. 497204**, issued March 28, 1958, authorizing repair of motor vehicle damage (“**1958 Repair Permit**”). (Permit History, p. 11-14/104.)

Only the three (3) above-listed permits are signed by the Planning Department.² All subsequent permits are not signed by the Planning Department. They are either N/A’ed or stamped “Not reviewed by the Department of City Planning. Issuance of the requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code.”) (See Permit History p. 52/104.)

Clearly the building permit that indicates the merger is the following:

- **BPA No. 37793**, issued on June 11, 1969, authorizing “Remodel Owners Kitchen” among numerous other alterations identified in an attached “worklist,” which includes the merging of Units 3 and 4 as the “owner’s apartment” (“**1969 Merger Permit**”). (Permit History, p. 15-26/104.)

C. APPLICABLE ZONING CONTROLS AT THE PROPERTY

The Property is in the RM-3 (Medium Density) Zoning District. Current Planning Code controls limit density at the Property to either three (3) units per lot or up to one (1) unit per 400 square feet of lot area. (Planning Code, [Section 209](#), Table 209.2.) With a lot area of 3,781.25 square feet, current code controls allow up to nine (9) dwelling units at the Property.

D. EXISTING, LEGAL USE ANALYSIS

A Report of Residential Building Record, issued October 18, 2021 (“**3R Report**”; attached as **Exhibit B**), identifies the original use of the Property as a twelve (12) family dwelling. The 3R Report, however, identifies the “[p]resent authorized occupancy or use” as an eleven (11) family dwelling. The 3R Report disclaims that it makes no representations about compliance with the law and that “[e]rrors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes.”

² Note due to practices in place at the time of issuance, the First Construction Permit and 2-Room Addition Permit are signed by the Planning Commission not the Planning Department.

Typically, the history of building permits signed by the Planning Department controls the legal, existing use of a property. In this case, the Property was originally constructed in 1923 with twelve (12) units. (See BPA No. 121238, Permit History, p. 3-6/104.) The current City Assessor-Recorder's Office records likewise indicate that the Property is improved with a twelve- (12) unit building.

Assessor's Report

Parcel	0683016		
Address	1964 POST ST		
Assessed Values		Construction Type	Wood or steel frame
Land	\$103,011.00	Use Type	Apartment 5 to 14 Units
Structure	\$228,039.00	Units	12
Fixtures	-	Stories	3
Personal Property	\$840.00	Rooms	26
Last Sale	-	Bedrooms	13
Last Sale Price	-	Bathrooms	12
Year Built	1923	Basement	-
Building Area	7,626 sq ft		
Parcel Area	3,781.25 sq ft	Parcel Shape	Rectangular
Parcel Frontage	-	Parcel Depth	37.5 ft

Please send questions about this report to the [Office of the Assessor-Recorder](#).

(See <https://sfplanninggis.org/pim/?tab=Property&search=1964+POST+ST>, last visited November 3, 2022.)

A review of the Permit History reveals that only three (3) permits for the existing building are signed by the Planning Department, including the (1) First Construction Permit, (2) 2-Room Addition Permit, and (3) 1958 Repair Permit.

1. The First Construction Permit indicates that the building use is twelve (12) units.
2. The 2-Room Addition Permit does not indicate the unit count of the building.
3. While the 1958 Repair Permit is signed by the Planning Department and lists the existing and proposed use as an eleven- (11) unit building, the Department's signature is specifically qualified as being signed "for auto storage only." (Permit History, p. 11, 13/104.)

The work authorized by the 1958 Repair Permit includes the following:

Zoning Administrator Corey Teague
San Francisco Planning Department
November 14, 2022
1964 Post Street
Page 4 of 6

Sq. Ft. (10) Height of building 79 ft.

(17) Describe Work to be done (in addition to reference to drawings & specifications)

Repair motor vehicle damage
Replace damaged stud, sheathing, door
jamb and door
Replace brick veneer
Paint as necessary

Further, the Bureau of Fire Prevention and Public Safety makes clear the 1958 Repair Permit only authorizes repair of the auto damage to the building:

Approved: for auto damage only

J. Kennedy 3-21-22
Bureau of Fire Prevention & Public Safety
Approved:

The 1958 Repair Permit did not authorize the merger of two (2) dwelling units at the Property.

The fact that no merger was authorized or occurred under the 1958 Repair Permit is confirmed by the 1969 Merger Permit. Merger of two units at the Property did not occur until 1969. The 1969 Merger Permit was not signed by the Planning Department and included the stamp that the permit was not reviewed for Planning Code compliance.

Approved:
Zone
CPC Setbacks

Not reviewed by the Department of City Planning. The issuance of the requested permit does not constitute a determination that use of this property will conform to the applicable zoning ordinance.

Department of City Planning

Approved:

The 1969 Merger Permit authorized numerous repairs and maintenance work at the Property listed on an attached “worklist.” (Permit History, p. 15-26/104.) The “worklist” identifies the scope of work to include merger of Units 3 and 4 as the “owner’s apartment:”

17. Remove existing south wall kitchen window in owner's apartment #3 lower and enlarge the opening to receive a new aluminum window which will be installed by Flynn Aluminum Window Co., then trim opening as per kitchen floor plan Sketch #2.

(Permit History, p. 23/104.)

Owners Apartment #3 and #4 Combined

- 32-33-35-36 Remove all existing kitchen cabinets; remove existing partition between kitchen and hall as per sketch #2; remove existing wall and door between the two apartments and frame in approximately new five foot archway as per sketch #2; remove the two doors and patch all voids; match existing trim as per sketch #2; check and update floor plan and new partitions; tape

Carpentry (continued)

and paint to match adjoining walls and ceilings; frame new kitchen-hall partition as per sketch #2. Remove existing door and partition to apartment #3 as per sketch #2.

Remove existing flue in owners apartment at ceiling height and support remainder of flue. In the event that additional headers and framing is required to support ceiling joist in kitchen area of apartment #3 allow an additional \$375.00.

Patch hardwood floors where partitions are removed and match to existing floors.

Build and install new 3/4" ash veneer prefinished plywood cabinets as per sketch #2; contractor to supply shop drawings upon request. Supply and install new formica countertops and window sill; putty gray #931 as per sketch #2 of kitchen floor plan. Supply and install one new gas Tappan Renaissance II Model #72-1448 gas in avocado with a Tappan Hood Fan #53-1948 as per sketch #2 of kitchen floor plan; supply and install one new Tappan Refrigerator #95-0578 avocado; supply and install one new Tappan Dishwasher #61-1078 avocado; supply and install one new Tappan Disposal #51-0067 as per kitchen plan sketch #2. Supply and install new kitchen cabinet hardware Colonial #752 Bronze with US 10 finish; 3/8" offset semi-concealed hinges and magnetic catches. Supply and install one CILB 4-hole kitchen sink by Kohler in avocado 32' x 21' #K5950; then supply and install one #B4153-15J faucet, one R4310 crumb strainer and related trim to hook up sink.

Remove cooler on exterior of apartment #3 kitchen and patch walls to match existing.

Remove and blank in existing window and frame on the West side of kitchen in apartment #3; match to existing rustic on exterior.


(Permit History, p. 24-25/104.)

E. CONCLUSION

Pursuant to Planning Code Section 307(a), we respectfully request a written determination confirming that the Property is occupied by an existing, legal twelve- (12) unit residential building. Please feel free to contact me via phone 415.567.9000 or [email](#) should you have any questions.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP


Justin A. Zucker

Enclosures:

Exhibit A – Permit History
Exhibit B – 3R Report

EXHIBIT A – Permit History

[See Exhibit C of Brief in Support of Appeal]

EXHIBIT B – 3R Report



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 *1964 POST ST*

Block *0683*

Lot *016*

Other Addresses

- 1. A. Present authorized Occupancy or use: ELEVEN FAMILY DWELLING
- 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-3 3. Building Code Occupancy Classification R-2
- 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, (628) 652-7300, for the current status.**
- 5. Building Construction Date (Completed Date): 1923
- 6. Original Occupancy or Use: TWELVE FAMILY DWELLING
- 7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
121238	121238	Oct 24, 1923	NEW CONSTRUCTION	N
29114	29869	Sep 16, 1937	BUILD TWO ROOM ADDITION TO BUILDING IN REAR ON PRESENT UNOCCUPIED AREA	C
208304	186702	Mar 28, 1958	REPAIR MOTOR VEHICLE DAMAGE. REPLACE DAMAGE STUDS, SHEATHING, DOOR JAMB AND DOOR. REPLACE BRICK VENEER, PAINT AS NECESSARY	C
370192	332966	Jun 11, 1969	REMODEL OWNERS KITCHEN. NEW CARPETING AND CABINETRY. NEW ALUMINUM SASH. PAINTING EXTERIOR AND INTERIOR. TERMITE AND FOUNDATION REPAIRS. PLUMBING AND ELECTRICAL WORK. SIDEWALK REPAIR. NEW APPLIANCE IN KITCHENS	C
370582	333307	Jun 20, 1969	INSTALLATION OF EIGHTY-SEVEN ALUMINUM WINDOWS ON FRONT SIDES REAR OF BUILDING	C
419963	378369	Jun 21, 1973	COMPLY WITH DIVISION OF APARTMENT AND HOTEL INSPECTION NOTICE - CFC 11FD	C
8001199	457492	Feb 25, 1980	TERMITE REPAIR	N
9705457	817941	Mar 25, 1997	UNIT #2 - REPLACE KITCHEN SINK AND CABINET, BATH TUB, TOILET, AND SINK. NEW WALL COVER, FLOOR COVERING. NO CHANGE IN WALL FRAMING, LAYOUT AND OPENING	C
200701171791	1109163	Jan 17, 2007	REROOFING	I
200707096293	1125621	Jul 09, 2007	UNIT #6 - INSTALL THREE REPLACEMENT WINDOWS. NOT VISIBLE FROM STREET. U-VALUE .38 - .52. NO CHANGE IN SIZE. ALL IN KIND	I
200707318286	1127815	Jul 31, 2007	INSTALL TWO REPLACEMENT WINDOWS. NOT VISIBLE FROM STREET. U-VALUE .38 - .52	I
200801303606	1145031	Jan 30, 2008	UNIT #8 - INSTALL THREE REPLACEMENT WINDOWS, NOT VISIBLE FROM STREET. U-VALUE.38-.52 APPLICABLE BEDROOM WINDOWS WILL COMPLY WITH 310.4 FOR FIRE RESCUED	I

Address of Building 1964 POST ST

Block 0683

Lot 016

Other Addresses

<u>Application #</u>	<u>Permit #</u>	<u>Issue Date</u>	<u>Type of Work Done</u>	<u>Status</u>
200710195945	1136542	Oct 19, 2008	INSTALL FIVE REPLACEMENT WINDOWS, NOT VISABLE FROM THE STREET. U-VALUE .38 TO .52. ALL TO BE REPLACED IN KIND	I
201709138007	1440707	Dec 08, 2017	COMPLIANCE WITH MANDATORY SOFT STORY RETROFIT PER SFEB CHAPTER 4D. ENGINEERING CRITERIA 2016 CEBC APPENDIX A-4 - CFC 11FD	C

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 ✓
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes ✓ No
 B. If yes, has the required upgrade work been completed? Yes ✓ No
12. Is the building located within the flood risk zone boundaries delineated on the San Francisco Public Utilities Commission's 100-Year Storm Flood Risk Map dated July 01, 2019? Yes ✓ No

Date of Issuance: 18 OCT 2021

Date of Expiration: 18 OCT 2022

By: BETTY LEE

Report No: 202110086799

Patty Herrera, Manager
Records Management Division

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)

EXHIBIT C

No. 477

PETITION

OF
P. E. Har

TO TEAR DOWN

Location
1967 East Street

Filed APR 23 1910

Referred to *C. B.*
PASSED
APR 25 1910
Board of Public Works

31
Approved
[Signature]
Building Inspector
25-1910

OFFICIAL COPY

OFFICIAL COPY



Building Inspection, F. No. 4



WRITE IN INK—FILE TWO COPIES

TO THE HONORABLE

THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petitions your Honorable Board for permission to tear down building situate

at 1964 Chest Street

One story frame building

In consideration of the granting of the foregoing Application, I hereby agree to save the City and County of San Francisco harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street or sub-sidewalk space in the said work.

P. E. Harris Co (Owner)

330 M. Alameda (Address)

Per J. H. Francey

PERMIT

No. 121238

APPLICATION
of

Chas. J. W. Koenig Owner
for Permit to erect a
1964 Post

3 story frame building

Location 7/2 line of Post St
110 ft east of Steiner

Filed OCT 17 1923

Reyn

OCT 24 1923

Approved:

J. P. Koenig
Chief Building Inspector.
DEPARTMENT OF BUILDINGS
CITY OF NEW YORK

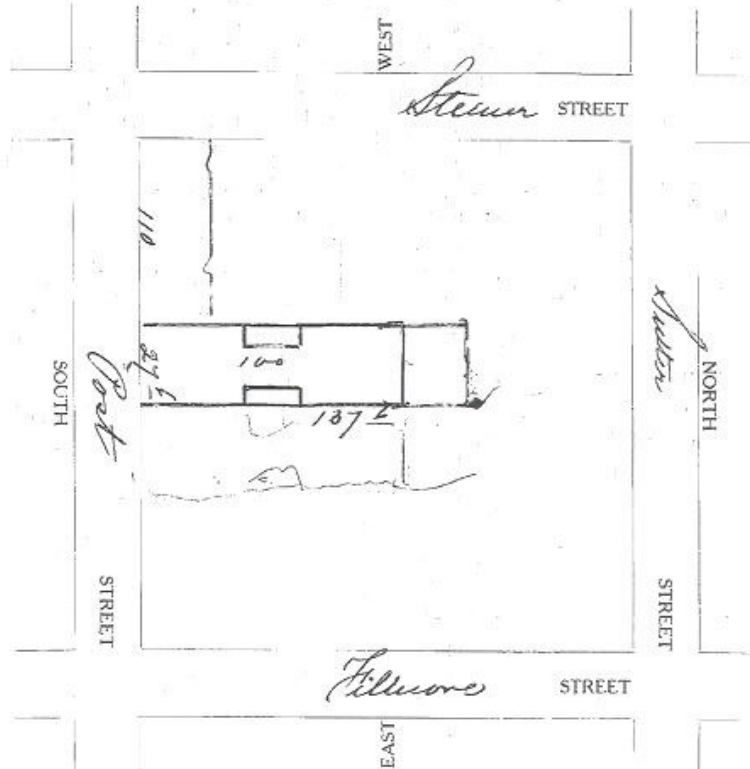
OFFICIAL COPY

Place on front & rear
of building a marked
dimpled fire escape
ladder for fire escape
Staircase fire escapes
of 3-10 ft cones, roof
large address no
regenerat each
escape

J. P. Koenig

M. J. Kearns

I agree to the above
conditions
Chas. J. W. Koenig



OFFICIAL COPY



MARK STREET LINE ON PLANS

WRITE IN INK—FILE TWO COPIES

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing buildings on the lot, if any, and location and dimensions of proposed buildings. Plans and Specifications must be fastened together.

APPLICATION FOR BUILDING PERMIT
FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build a 3 frame building on the lot situated on North side of Post St. 110 ft East of Steiner St.

The building law shall be complied with in the erection of the building, whether otherwise specified or not. Estimated cost of building \$ 20,000 Building to be occupied as dwellings By No. 12 Families.

Size of Lot 27 6 feet front 27 6 feet rear 137 6 feet deep.

Size of proposed building 27 6 Ft. by 100 Ft.

Height from Curb to top of Roof beams in center of front 40 Ft.

Height in clear of Basement or Cellar 7 Ft. Height in clear of first story 9 Ft.

Height in clear of second story 9 Ft. Height in clear of third story 9 Ft.

Foundation to be of Concrete thickness, on top 13 inches

Width of footings 20 inches. Greatest height of foundation walls 4 ft. Ft.

Size of studs in basement (underpinning) 3 by 6 inches 16 inches on centers.

Size of studs in first story 3 by 4 inches 16 inches on centers.

Size of studs in second story 3 by 4 inches 16 inches on centers.

Size of studs in third story 2 by 4 inches 16 inches on centers.

Wall covering to be of Brick outside, and Plaster inside.

First floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 14 ft.

Second floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 14 ft.

Third floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 14 ft.

Rafters 2 by 6 inches 32 inches on centers. Longest span between supports 14 ft.

Roof covered with Tar & gravel

Studs in bearing partitions 3 by 4 inches 2 x 4

5 Chimneys of 5 Chimneys

There shall be no encroachments upon the street or sidewalk no

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in any wise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit, and the Building Law.

Architect Address Builder Chas J. M. Conroy Address By Owner Chas J. M. Conroy Address 520 Church St

(Note—The owner's name must be signed by himself or by his Architect or authorized agent.)

No. 121238

APPLICATION
of

Chas. J. W. Manning, Owner

Permit to erect

1964 Post

1 story frame building

Location

7/2 mile of Post at
110 1/2 mile of Highway

Filed

APR 24 1964

54

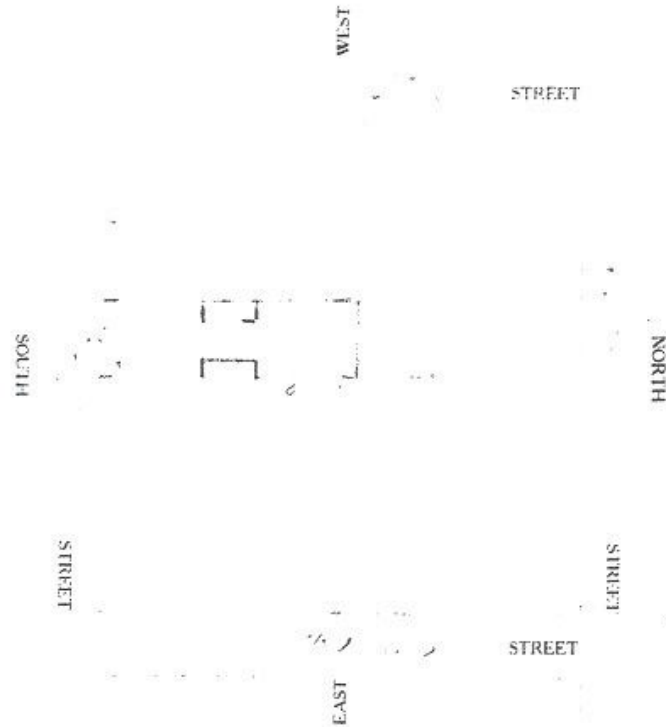
Approved:



Building Inspector

Handwritten notes and signatures in the upper left quadrant, including a signature that appears to be 'Chas. J. W. Manning'.

I agree to the above conditions
Chas. J. W. Manning



OFFICIAL COPY

OFFICIAL COPY



MARK STREET LINE ON PLANS
WRITE IN INK—FILE TWO COPIES

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing buildings on the lot, if any, and location and dimensions of proposed buildings. Plans and Specifications must be fastened together.

APPLICATION FOR BUILDING PERMIT FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build 2 1/2 story frame building on the lot situated on North side of Post St. 110 ft East of Steiner St. in accordance with the plans and specifications submitted herewith.

The building law shall be complied with in the erection of the building, whether otherwise specified or not. Estimated cost of building \$ 20,000 Building to be occupied as dwellings By No. 12

Families.

Size of Lot 27 1/2 feet front 27 1/2 feet rear 137 1/2 feet deep.

Size of proposed building 27 1/2 Ft. by 100 Ft.

Height from Curb to top of Roof beams in center of front 40 Ft.

Height in clear of Basement or Cellar 9 1/2 Ft. Height in clear of first story 9 Ft.

Height in clear of second story 9 Ft. Height in clear of third story 9 Ft.

Foundation to be of Concrete thickness, on top 13 inches

Width of footings 20 inches. Greatest height of foundation walls 4 ft. Ft.

Size of studs in basement (underpinning) 3 by 6 inches 16 inches on centers.

Size of studs in first story 3 by 4 inches 16 inches on centers.

Size of studs in second story 3 by 4 inches 16 inches on centers.

Size of studs in third story 2 by 4 inches 16 inches on centers.

Wall covering to be of Brick outside and Plaster inside.

First floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 14 ft.

Second floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 14 ft.

Third floor joists 2 by 10 inches 16 inches on centers. Longest span between supports 14 ft.

Rafters 2 by 6 inches 22 inches on centers. Longest span between supports 14 ft.

Roof covered with Tar & gravel

Studs in bearing partitions 3 by 4 inches 2 x 4

Chimneys of Ch. Chimney

There shall be no encroachments upon the street or sidewalk no

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in any wise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit, and the Building Law.

Architect _____

Address Pho J. U. Henry

Builder _____

Address _____

Owner Chas J. Henry

Address 520, Church St

By _____

(Note—The owner's name must be signed by himself or by his Architect or authorized agent.)

BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY

Construct and Install on Building to Satisfaction of Bureau of Fire Prevention the Following Fire Protection Equipment and Appliances

- _____ F. D. (Dry) Standpipes
- _____ Wet Standpipes
- _____ Hose Reels
- _____ Tanks
- _____ Downpipes
- _____ Automatic Fire Pumps
- _____ Automatic Sprinkler System
- _____ Water Service Connection
- _____ Groundfloor Pipe Casings
- _____ Refrigeration
- _____ Incinerators

APPROVED: *D. J. McKeown*
Bureau of Fire Prevention and Public Safety

APPROVED: _____
Fire Marshal

APPROVED: _____
Superintendent
Bureau of Building Inspection

APPROVED: *8/10/37*
Arnold Johnson
City Planning Commission

REAR YARD NOT TO BE LESS THAN
APPROVED: 10'-0" WIDE. 25% OF LOT TO BE UN-
OCCUPIED. PROVIDE LEGAL WINDOWS TO PREVENT
LIVING ROOM. ALL WINDOWS AREAS TO BE 1/8" OF FLOOR
AREA.

APPROVED: *L. C. GEIGER*
Director of Public Health
4-11-37

APPROVED: *Louis Viraldo*
Department of Electricity

APPROVED: _____
Bureau of Engineering

APPROVED: _____
Art Commission

Favorable 7/23/37
25% of area unoccupied
with this addition -
Windows to be 1/8" of floor
area
Have Board of Health
check
R. P. Norman
Install additional
window to replace windows
removed.
Louis Viraldo

OFFICIAL COPY

BLDG. FORM. **3** TENE No. *29174*
APPLICANT *L. Viraldo* Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS OR
REPAIRS
TO BUILDING

Location *1964 - Day St*
San Francisco

Cost \$ *1000*

Filed *7-24-37* 1937

APPROVED: *Louis Viraldo*
Superintendent
Bureau of Building Inspection

Permit No. *27869*
Issued _____ 1937

OFFICIAL COPY



Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
CENTRAL PERMIT BUREAU
APPLICATION FOR BUILDING PERMIT

ALTERATION 7/23/37

Application is hereby made to the Department of Public Works of the City and County 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:

- (1) Location 1964 Post St.
(2) For what purpose is present building now used? Apartment House
(3) For what purpose will building be used hereafter?
(4) Total Cost \$ 1000
(5) Description of work to be done Build two room addition to building in rear on present unoccupied area, and alter rear fire escape.
(6) Contractor (DOES) carry Workmen's Compensation Insurance.
(7) Supervision of construction by

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

- (8) Architect
Certificate No. License No.
State of California City and County of San Francisco
Address
(9) Engineer
Certificate No. License No.
State of California City and County of San Francisco
Address
(10) Plans and specifications prepared by Other than Architect or Engineer
Address
(11) Contractor
License No. License No.
State of California City and County of San Francisco
Address
(12) Owner L. Divaldo per R.P. Gorman
Address 1964 Post St. apt #2
By WEST 4027 Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.



BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY

Construct and Install on Building to Satisfaction of Bureau of Fire Prevention the Following Fire Protection Equipment and Appliances

- F. D. (Dry) Standpipes
- Wet Standpipes
- Hose Reels
- Tanks
- Downpipes
- Automatic Fire Pumps
- Automatic Sprinkler System
- Water Service Connection
- Groundfloor Pipe Casings
- Refrigeration
- Incinerators

APPROVED: *[Signature]*
Bureau of Fire Prevention and Public Safety

APPROVED: _____
Fire Marshal

APPROVED: _____
Superintendent
Bureau of Building Inspection

APPROVED: *8/10/37*
[Signature]
City Planning Commission

REAR YARD NOT TO BE LESS THAN APPROVED: 10'-0" WIDE. 25% OF IT TO BE UN-OCUPIED. PROVIDE LEGAL WINDOWS TO PRESENT LIVING AREA. ALL WINDOWS ARE TO BE 1/8" OF FLOOR AREA.

APPROVED: *[Signature]*
Director of Public Health

APPROVED: *[Signature]*
Department of Electricity

APPROVED: _____
Bureau of Engineering

APPROVED: _____
Art Commission

Favorable 7/23/37
25% of area unoccupied with this addition -
Windows to be 1/8" of floor area
Have Board of Health check
R.P. Gorman.
Install additional window to replace windows removed.
Louis [unclear]

BLDG. FORM. **3**
No. _____
APPLICANT _____
Owner _____

FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS OR REPAIRS TO BUILDING

Location *[unclear]*

Cost \$ *1000*

Filed *7* **JUL 24 1937** 19*37*

APPROVED: *[Signature]*
Superintendent
Bureau of Building Inspection

Permit No. *20869*
Issued _____ 19*37*

OFFICIAL COPY



Central Permit Bureau—F. No. 438

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT

ALTERATION

7/23/37

1937

Application is hereby made to the Department of Public Works of the City and County 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:

- (1) Location 1964 Post St.
- (2) For what purpose is present building now used? Apartment House
- (3) For what purpose will building be used hereafter? " "
- (4) Total Cost \$ \$1000
- (5) Description of work to be done Build two room addition to building in rear on present unoccupied area, and other room for storage.

(6) Contractor (DOES) carry Workmen's Compensation Insurance.
(DOES NOT)

(7) Supervision of construction by _____
Address _____

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

(8) Architect _____
Certificate No. _____ License No. _____
State of California _____ City and County of San Francisco
Address _____

(9) Engineer _____
Certificate No. _____ License No. _____
State of California _____ City and County of San Francisco
Address _____

(10) Plans and specifications prepared by _____
Other than Architect or Engineer _____
Address _____

(11) Contractor _____
License No. _____ License No. _____
State of California _____ City and County of San Francisco
Address _____

(12) Owner L. Divaldo per R.P. Gorman
Address 1964 Post St
By _____
Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. _____
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.



Approved: *[Signature]*
 Zone: *[Handwritten]*
 CPC Setback: *[Handwritten]*
 NO INCREASE IN DWELING UNITS WITHOUT CORRESPONDING INCREASE IN OFF-STREET PARKING SPACES
 Edward M. McKeon MAR 18 1958
 Department of City Planning

Approved: *[Handwritten]* for auto damage only

[Signature]
 Bureau of Fire Prevention & Public Safety
 Approved:

Structural Engineer, Bureau of Building Inspection

Approved: *[Handwritten]* for repairs to motor vehicle damage only.
[Signature]
 3-24-58
 ELLIS D. SOX
 Department of Public Health

Approved:
 Electrical Inspector

Approved:
 Art Commission

Approved:
 Boiler Inspector

Approved:

Bureau of Engineering

REFER TO:
 Bureau of Engineering
 BBI Struct. Engineer
 Boiler Inspector
 Art Commission
 Dept of Public Health

Approved: *[Handwritten]* 3/14/58
[Handwritten] for maintenance only

[Signature]
 Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon:

[Signature]
 Owner or Authorized Agent

BLDG. FORM
 3 APPLICATION
 No. *[Handwritten]*
 Wall R. [Signature]
 Owner

FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS OR REPAIRS TO BUILDING
 Location: 1964 *[Handwritten]* St
 S.F. *[Handwritten]*

Total Cost \$ *[Handwritten]*

Filed: *[Handwritten]* 1958

Approved:
APPROVED
 MAR 28 1958
[Signature]

Superintendent Bureau of Building Inspection

Permit No. *[Handwritten]*

Issued: *[Handwritten]* 1958

OFFICIAL COPY



CENTRAL RECORD BUREAU 5435

Write in Ink - File Two Copies

CITY AND COUNTY OF SAN FRANCISCO DEPT. OF PUBLIC WORKS

RECEIVED

CENTRAL RECORD BUREAU
MAY 18 1964 3:50

DEPARTMENT OF PUBLIC WORKS
FORM

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

BUILDING INSPECTION

2-13-10 58

Application is hereby made to the Department of Public Works 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:

- (1) Location 1964-Post St
- (2) Total Cost \$ 1800.00 (3) No. of stories _____ (4) Basement _____ (Yes or No)
- (5) Present use of building Dwelling (6) No. of families 11
- (7) Proposed use of building Dwelling (8) No. of families 11
- (9) Type of construction Wood frame (10) Building Code Occupancy Classification _____
1, 2, 3, 4, or 5
- (11) Any other building on lot NO (Must be shown on plot plan if answer is Yes.)
Yes or No
- (12) Does this alteration create an additional floor of occupancy NO
Yes or No
- (13) Does this alteration create an additional story to the building NO
Yes or No
- (14) Electrical work to be performed NO Plumbing work to be performed NO
Yes or No Yes or No
- (15) Ground floor area of building 1750 sq. ft. (16) Height of building 44 ft.
- (17) Describe Work to be done (in addition to reference to drawings & specifications)

Repair motor vehicle damage
replace damaged stud, sheathing, door
jamb and floor
Replace brick veneer
Plaint as necessary

(18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

(19) Supervision of construction by Joe W. Coburn Address 2440-Marijosa St

(20) General contractor Joe W. Coburn California License No. 403715-B1
Address 2440-Marijosa St

(21) Architect _____ California Certificate No. _____
Address _____

(22) Engineer _____ California Certificate No. _____
Address _____

(23) 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 applicable there to will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subside walk space or from anything else in connection with the work included in the permit. The foregoing consent shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(24) Owner Will K. Ito (Phone WE-18543)
Address 1964-Post St (For Contact by Bureau)

By J.P. Chapman Address 2440-Marijosa St
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor



If the image of this document appears less sharp than this notice, it is due to the quality of the original.

Approved: *Cox*
Zone

CPC Setback
FOR RESIDENTIAL USE ONLY
NO INCREASE IN DWELLING UNITS
WITHOUT CORRESPONDING INCREASE
IN OFF-STREET PARKING SPACES
Edward M. Michaels MAR 18 1958
Department of City Planning

Approved: *four units storage only*

J. Connolly 3-21-58
Bureau of Fire Prevention & Public Safety

Approved:

Structural Engineer, Bureau of Building Inspection

Approved: *for repairs to motor vehicle; damage only*

P. O'Leary 3-24-58
ELLIS D. SOX
Department of Public Health

Approved:

Electrical Inspector

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Bureau of Engineering

REFER TO:

Bureau of Engineering
BBI Struct. Engineer
Boiler Inspector
Art Commission
Dept of Public Health

Approved: *3/19/58*

for maintenance only

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Ellis D. Sox
Owner or Authorized Agent

BLDG. FORM

No. *2987*
3 APPLICATION OF

Wall K. Ita Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

Location: *1964 - Post St*
SF

Total Cost \$ *1800.00*
MAR 4 1958

Filed: 195

Approved:

APPROVED
Dept. Public Works
MAR 28 1958

Lucas B. Bunker
Superintendent Bureau of Building Inspection

Permit No. *116702*

Issued: *3/24/58*
195

OFFICIAL COPY



CENTRAL PERMIT BUREAU PASS

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO DEPT. OF PUBLIC WORKS

RECEIVED

CENTRAL PERMIT BUREAU
1958 MAR 18 PM 3.00

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS BUILDING INSPECTION

3

3-13-58

PLEASE PRINT NAME AND ADDRESS OF APPLICANT IN FULL IN BLOCK LETTERS IN THIS SPACE. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SECURE ALL NECESSARY PERMITS FROM OTHER AGENCIES PRIOR TO THE SUBMISSION OF THIS APPLICATION.

Application is hereby made to the Department of Public Works 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.

- (1) Location 1964 Post St
- (2) Total Cost \$ 1800.00 (3) No. of stories _____ (4) Basement _____ (Yes or No)
- (5) Present use of building Dwelling (6) No. of families 11
- (7) Proposed use of building Dwelling (8) No. of families 11
- (9) Type of construction Wood frame (10) Building Code Occupancy Classification _____
1, 2, 3, 4, or 5
- (11) Any other building on lot no (Must be shown on plot plan if answer is Yes.)
Yes or No
- (12) Does this alteration create an additional floor of occupancy? no
Yes or No
- (13) Does this alteration create an additional story to the building? no
Yes or No
- (14) Electrical work to be performed no Plumbing work to be performed no
Yes or No Yes or No
- (15) Ground floor area of building 1750 sq. ft. (16) Height of building 44 ft.
- (17) Describe Work to be done (in addition to reference to drawings & specifications)

Repair motor vehicle damage
Replace damaged stud, sheathing, door
paint and door
Replace brick veneer
Paint as necessary

- (18) 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.
- (19) Supervision of construction by J. W. Coburn address 2440 - Maipon St
- (20) General contractor J. W. Coburn California License No. 10015-11
Address 2440 - Maipon St
- (21) Architect _____ California Certificate No. _____
Address _____
- (22) Engineer _____ California Certificate No. _____
Address _____
- (23) 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 applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all claims and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.
- (24) Owner Will K. Ito (Phone WE 1554)
Address 1964 - Post St
By J. P. Chapman Address 2440 - Maipon St
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor



OFFICE COPY

BLDG. FORM 8/76/6 No. 3

APPLICATION

Will R. Ito

FOR PERMIT TO MAKE ADDITIONS, ALTERATION or REPAIRS TO BUILDING

Location 1964 Post St.

Total Cost \$ 40,000.00

Filed May 12 MAY 16 1969 19 69

APPROVED:

Superintendent, Bureau of Building Inspection

Permit No. 32799 322866

Issued May 13 1969 19

REFER TO:

- Bureau of Engineering
- BBI Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health
- Dept. of Electricity
- Redevelopment Agency
- Parking Authority

Approved 5-20 1969

Provided the following conditions are complied with:

COMPLY w/ ITEMS ON ATTACHED SHEET

Joe Waron Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.

Owner or Owner's Authorized Agent

Approved:

5-16-69 [Signature] Dept. of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved: 5-19-69 [Signature]

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

Approved:

Zone CPC Setbacks

Not reviewed by the Department of City Planning. Insure that use of this permit does not conform to the Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Handwritten mark

OFFICIAL COPY



CENTRAL PERMIT BUREAU F436

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

MAY 16 1969

3

May 12 1969

Application is hereby made to the Department of Public Works 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:

- (1) Location 1964 Post Street
(2) Total Cost (\$) 40,000.00 No. of Stories 3
(3) Basement or Cellar Yes
(4) Present Use of building Apartment House
(5) Proposed Use of building Sawa
(6) No. of families 11
(7) Type of construction 5
(8) No. of families 11
(9) Any other building on lot No
(10) Proposed Building Code Classification 4
(11) Does this alteration create an additional story to the building? No
(12) Does this alteration create a horizontal extension to the building? No
(13) Does this alteration constitute a change of occupancy? No
(14) Electrical work to be performed? Yes
(15) Plumbing work to be performed? Yes
(16) Automobile runway to be altered or installed? No
(17) Sidewalk over sub-sidewalk space to be repaired or altered? No
(18) Will street space be used during construction? No
(19) Write in description of all work to be performed under this application:

Remodel Owners Kitchen
New Carpeting and Cabinetry
New Aluminum Sash
Painting Exterior and Interior
Termite and Foundation Repairs
Plumbing and Electrical Work
Sidewalk Repair
New Appliances in Kitchens

- (21) Supervision of construction by Owner Address 1964 Post St.
(22) General Contractor A. Zwald California License No. 221582
Address 210 Onondaga Avenue
(23) Architect or Engineer California Certificate No.
(for design) Address
(24) Architect or Engineer California Certificate No.
(for construction) Address

(25) 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 applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

- (26) Owner Will K. Ito (Phone 931-8543)
1964 Post Street
Address A. Zwald Construction Co. 210 Onondaga Avenue
By For contract by Bureau

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor. CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

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.

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



March 7, 1969
Block 683, Lot 16

WORK VALUE

Note: The successful bidder and successful subcontractors will be responsible for submitting shop drawings as requested by the San Francisco Building Department.

WORK ITEMS

Concrete and Masonry Work

10. Replace entire front steps and driveway with 4" of new concrete. Refer to electrical specifications for sizes of telephone conduit and electrical conduits.
11. Remove and replace cracked and broken portions of concrete floor in the garage entrance.
20. Portions of the grout in-between the bricks in the front of the building have fallen out; repair as necessary.
23. Remove existing concrete step to boiler room and install new concrete steps as per Code.
11. Patch all concrete floors where plumber has installed new plumbing or made repairs to existing plumbing.

Carpentry

6. Supply and install adequate hi and low ventilation for boiler room, 200 sq. in. remove all loose and buckled plaster on the ceiling of the boiler room; patch and replace with new plaster.
12. Replace existing fence on the North, East and West property lines with new 6 feet-high construction heart redwood fence, style and detail as shown on sketch #3. Refer to meet all Codes and A-2 General Specification requirements.
19. Supply and install one raised wood five panel sectional overhead garage door approximate size 9' 6" x 7' 3" high with related hardware to accommodate the automatic door opener; this door is to be installed with vents, but no windows. Garage door to have two coats of paint.
19. Supply and install 1 Geni 401 automatic door opener with a keyed opener on the outside door jamb and a push button on the inside of the garage in a convenient place as per owners instructions; supply one Ac-117 Radio Control.
31. Install approved ventilation in penthouse door as per San Francisco Bureau of Building Inspection. Provide and install one door closer on existing penthouse door; provide adequate cross ventilation for garage.
17. Install one piece of 3/4 exterior plywood over existing dining room west wall window in Apt. #3.
17. Remove existing north wall kitchen slider in owner's apartment #3 lower and enlarge the opening to receive a new style window which will be installed by Flynn Brothers Window Co., then trim opening as per kitchen floor plan sheet #2.



3594 POKI Street
 Block 675, Lot 10

Carpentry (continued)

All existing wood windows are to be replaced with aluminum windows by Flynn Aluminum Products Co. of San Francisco under a separate contract between the owner and Flynn Aluminum Co. The general contractor shall coordinate the installation of the new aluminum windows with the Flynn Aluminum Co.

17. Replace broken front entry door glass.
30. Remove the deck platform, wood handrails and all debris on the roof; leave clear so new roof can be installed.
 Repair all loose and squeaking floors in all public corridors and studio apartments. List of areas to be furnished by owner.
10. Replace timber entrance door, size 2' 8" x 7' 2 1/2" with one from our salvage department. Install new prime coat butts and new lock set; see Hardware Schedule; cover exterior of door with 26 gauge sheet metal for protection. Replace or repair door jambs and casings on opening from garage to light court on West side of building; install new lockset; see Hardware Schedule.
31. Install six (6) Safety Window Keeps (4 1/2") on each of the following doors in the building: workshop, laundry, boiler room and three storage rooms.
36. Install new lockset on existing door to rear yard; see Hardware Schedule.
22. Repair and tighten all loose decking, posts and rails on rear porch and stairs.
24. Install one new approved type galvanized handrail with brackets on the rear passage concrete stairs that lead to the backyard.
- 25-26. Remove two existing fire escape ladders, one on the front and one on the rear of the building; provide and install one fire escape balcony and two in-line step ladders of galvanized steel in the front of the building; provide and install to the existing rear fire escape one galvanized in-line step ladder. Build and install this fire escape and ladders to meet all applicable Codes and requirements of the San Francisco Department of Building Inspection. Use silicon rubber caulking around all new and existing fire escape anchors.

Owners Apartment #3 and #4 Continued

- 32-33-35 20 Remove all existing kitchen cabinets; remove existing partition between kitchen and hall as per sketch #2; remove existing wall and floor between the two apartments and frame in approximately new five foot archway as per sketch #2; remove the two doors and patch all voids; match existing trim as per sketch #2; sheetrock entire kitchen and new partitions; tape



City and County of San Francisco, Lot 16

Carpentry (continued)

and paint to match adjoining walls and ceilings; frame new kitchen-hall partition as per sketch #2. Remove existing door and partition to apartment #3 as per sketch #2.

Remove existing flue in owners apartment at ceiling height and support remainder of flue. In the event that additional headers and framing is required to support ceiling joist in kitchen area of apartment #3 allow an additional \$375.00.

Patch hardwood floors where partitions are removed and match to existing floors.

Build and install new 3/4" ash veneer prefinished plywood cabinets as per sketch #2; contractor to supply shop drawings upon request. Supply and install new formica countertops and window sill; putty gray #931 as per sketch #2 of kitchen floor plan. Supply and install one new gas Tappan Renaissance #1 Model #72-1448 gas in avocado with a Tappan Hood Fan #53-1948 as per sketch #2 of kitchen floor plan; supply and install one new Tappan Refrigerator #95-0578 avocado; supply and install one new Tappan Dishwasher #61-1078 avocado; supply and install one new Tappan Disposal #51-0077 as per kitchen plan sketch #2. Supply and install new kitchen cabinet hardware Colonial #752 Brown with US 10 finish; 3/8" offset semi-concealed hinges and magnetic catches. Supply and install one GIB 4-hole kitchen sink by Kohler in avocado 32" x 21" #K5950; then supply and install one R4155-1SJ faucet, one R4510 crush strainer and related trim to hook up sink.

Remove cooler in exterior of apartment #3 kitchen and patch walls to match existing.

Remove and blank in existing window and frame on the West side of kitchen in apartment #3; match to existing, rustic on exterior.

17. Provide and install new wrought iron grill cover for rear exterior storage window.
- 40-41. Contractor to remove enough tile in all bathroom tub surrounds for plumber to install new copper water pipes and risers to receive new tub filler valve; contractor to open walls under all lavatories and sinks for plumber to install new copper water lines, angle stop and risers; repatch and renew all walls to match existing.
33. Install "dutchman" where needed on all existing doors; repair casings and trim as needed throughout apartments and install Weiser locksets hardware as shown on Hardware Schedule. All doors and existing locksets are to be repaired or replaced as needed to put them in a like-new or operable condition.

Contractor to cut all doors where necessary to clear new carpeting.



1906 L Street
Block 683, Lot 16

- 4 -

Carpentry (continued)

Contractor to remove all central refrigeration units throughout the building (10), including all exterior and interior lines that lead to and from the central refrigeration compressor in the basement. Contractor to supply and install (10) ten white "compact 7" General Electric Model TA-78 refrigerators in existing openings as per sketch #2. Fit and ~~up~~ around new refrigerator as necessary five right hand and five left hand refrigerators.

Contractor to supply and install a new galvanized wrought iron enclosure and gate in the main entry. See sketch for information. Lock is to be keyed the same as the existing entry door. The gate is to be equipped with an "Electric latch release" as well as an inside knob or device that can be opened from the inside without special tools or training. Build in accordance with all Code Requirements. Electrician is to connect the electric latch release and all door latching systems to all apartment units; install Norton door closer A.M. 1600 Series; provide eleven doorbell buttons, apartment number and name plate and attach as per sketch. Contractor to submit shop drawings upon request of owner.

Glass and Clipping

17. Replace broken glass in front entry door.

Plumbing

Provide the following in basement and yard area:

41. Install drain in rear basement passage area at base of concrete steps and connect to sanitary sewer.
41. Install new 1 1/2" copper water service for entire building; extend new copper hot water lines to apartment #2.
41. Install new copper cold water service to all fixtures and outlets in building.
41. Rough in and properly waste and vent washing machine and wash trays in laundry area; provide stand pipe for washing machine; provide proper hot and cold water hook-up for washing machine, including faucets. Install new drain in laundry area.
39. Install two model No. L-1 Serv-a-Sink with No. A-4 assembly kit laundry trays as made by Fiat Products Co. in laundry room as shown in sketch #1.
41. Install new floor drain cover in boiler room. The gas line serving the water heater and gas dryer is undersized and not properly supported;



Approved:

Zone

CPC Setbacks

Not reviewed by the Department of City Planning. Assurance of the requested permit that use of this building does not conform to the

Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

For Work stated in application only

Approved:

Approval of this Application does not constitute approval of the use or occupancy of this building.

5-16-69 [Signature] Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

REFER TO:

- Bureau of Engineering
- BBI Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health
- Dept. of Electricity
- Redevelopment Agency
- Parking Authority

Approved 5-20 1969

Provided the following conditions are complied with:

COMPLY w/ ITEMS ON ATTACHED SHEET.

Joe Warner Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.

[Signature] Owner or Owner's Authorized Agent

OFFICE COPY

BLDG. FORM 8/26/69 1324 No.

3 APPLICATION OF

Will K. Ito Lessee Owner

FOR PERMIT TO MAKE ADDITIONS, ALTERATION OR REPAIRS TO BUILDING

Location 1964 Post St.

Total Cost \$ 40,000.00 JW

Filed May 12 MAY 16 1969 19 69

APPROVED:

Superintendent, Bureau of Building Inspection

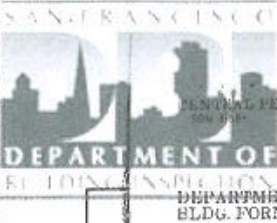
32793 322-966 Permit No.

JUN 11 1969

Issued 19

h

OFFICIAL COPY



CENTRAL PERMIT BUREAU F435

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

3

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

MAY 16 1969

May 12 1969

Application is hereby made to the Department of Public Works 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:

- (1) Location 1964 Post Street
- (2) Total Cost (\$) 40,000.00 (3) No. of Stories 3 (4) Basement or Cellar Yes
- (5) Present Use of building Apartment House (6) No. of families 11
- (7) Proposed Use of building Same (8) No. of families 11
- (9) Type of construction 5 (10) Proposed Building Code Classification H
- (11) Any other building on lot No (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? No
- (13) Does this alteration create a horizontal extension to the building? No
- (14) Does this alteration constitute a change of occupancy No
- (15) Electrical work to be performed Yes (16) Plumbing work to be performed Yes
- (17) Automobile runway to be altered or installed No
- (18) Sidewalk over sub-sidewalk space to be repaired or altered No
- (19) Will street space be used during construction? No
- (20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

Remodel Owners Kitchen
New Carpeting and Cabinetry
New Aluminum Sash
Painting Exterior and Interior
Termites and Foundation Repairs
Plumbing and Electrical Work
Sidewalk Repair
New Appliances in Kitchens

- (21) Supervision of construction by Owner Address 1964 Post St.
- (22) General Contractor A. Zwald California License No. 221582
Address 210 Onondaga Avenue
- (23) Architect or Engineer (for design) California Certificate No. _____
Address _____
- (24) Architect or Engineer (for construction) California Certificate No. _____
Address _____
- (25) 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 applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
931-8543
- (26) Owner Will K. Ito (Phone 921-5768)
Address 1964 Post Street For contract by Bureau

By A. Zwald Construction Co. Address 210 Onondaga Avenue
 Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.
CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.
 Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

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.

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



Mr. Will K. Ito
1964 Post Street

March 7, 1969
Block 683, Lot 16

WORK INCLUDES:

Note: The successful bidder and successful subcontractors will be responsible for submitting shop drawings as requested by the San Francisco Building Department.

WORK ITEMS

Concrete and Masonry Work

10. Replace entire front sidewalk and driveway with 4" of new concrete. Refer to electrical specifications for sizes of telephone conduit and electrical conduits.
11. Remove and replace cracked and broken portions of concrete floor in the garage entrance.
20. Portions of the grout in-between the bricks in the front of the building have fallen out; repair as necessary.
23. Remove existing concrete step to boiler room and install new concrete steps as per Code.
11. Patch all concrete floors where plumber has installed new plumbing or made repairs to existing plumbing.

Carpentry

6. Supply and install adequate hi and low ventilation for boiler room, 200 sq. in. remove all loose and buckled plaster on the ceiling of the boiler room; passageway and replace with new plaster.
12. Replace existing fences on the North, East and West property lines with new 6 feet-high construction heart redwood fence, style and detail as shown on sketch #3. Build to meet all Codes and A-2 General Specification requirements.
19. Supply and install one raised wood five panel sectional overhead garage door approximate size 9' 6" x 7' 3" high with related hardware to accommodate the automatic door opener; this door is to be installed with vents, but no windows. Garage door to have two coats of paint.
19. Supply and install 1 Geni 401 automatic door opener with a keyed opener on the outside door jamb and a push button on the inside of the garage in a convenient place as per owners instructions; supply one Ac-117 Radio Control.
31. Install approved ventilation in penthouse door as per San Francisco Bureau of Building Inspection. Provide and install one door closer on existing penthouse door; provide adequate cross ventilation for garage.
17. Install one piece of 3/4 exterior plywood over existing dining room west wall window in Apt. #3.
17. Remove existing south wall kitchen window in owner's apartment #3 lower and enlarge the opening to receive a new aluminum window which will be installed by Flynn Aluminum Window Co., then trim opening as per kitchen floor plan Sketch #2.



1966 Post Street
Block 685, Lot 16

Carpentry (continued)

All existing wood windows are to be replaced with aluminum windows by Flynn Aluminum Products Co. of San Francisco under a separate contract between the owner and Flynn Aluminum Co. The general contractor shall coordinate the installation of the new aluminum windows with the Flynn Aluminum Co.

- 17. Replace broken front entry door glass.
- 30. Remove the deck platform, wood handrails and all debris on the roof; leave clear so new roof can be installed.
Renail all loose and squeaking floors in all public corridors and studio apartments. List of areas to be furnished by owner.
- 19. Replace tradesman's entrance door, size 2' 8" x 7' 2 1/2" with one from our salvage department. Install new prime coat butte and new lock set; see Hardware Schedule; cover exterior of door with 26 gauge sheet metal for protection. Replace or repair door jambs and casings on opening from garage to light court on West side of building; install new lockset; see Hardware Schedule.
- 33. Install six new Safety Hinge Hasps (4 1/2") on each of the following doors in the basement: workshop, laundry, boiler room and three storage rooms.
- 30. Install new lockset on existing door to rear yard; see Hardware Schedule.
- 22. Renail and tighten all loose decking, posts and rails on rear porch and stairs.
- 23. Install one new approved type galvanized handrail with brackets on the rear passage concrete stairs that lead to the backyard.
- 25-26. Remove two existing fire escape ladders, one on the front and one on the rear of the building; provide and install one fire escape balcony and two incline step ladders of galvanized steel in the front of the building; provide and install to the existing rear fire escape one galvanized incline step ladder. Build and install this fire escape and ladders to meet all applicable Codes and requirements of the San Francisco Department of Building Inspection. Use silicon rubber caulking around all new and existing fire escape anchors.

Owners Apartment #3 and #4 Combined

- 32-33-35-36 Remove all existing kitchen cabinets; remove existing partition between kitchen and hall as per sketch #2; remove existing wall and door between the two apartments and frame in approximately new five foot archway as per sketch #2; remove the two doors and patch all voids; patch existing trim as per sketch #2; construct entire kitchen and new partitions; tape



1964 Post Street
Block 683, Lot 16

Carpentry (continued)

and paint to match adjoining walls and ceilings; frame new kitchen-hall partition as per sketch #2. Remove existing door and partition to apartment #3 as per sketch #2.

Remove existing flue in owners apartment at ceiling height and support remainder of flue. In the event that additional headers and framing is required to support ceiling joist in kitchen area of apartment #3 allow an additional \$375.00.

Patch hardwood floors where partitions are removed and match to existing floors.

Build and install new 3/4" ash veneer prefinished plywood cabinets as per sketch #2; contractor to supply shop drawings upon request. Supply and install new Formica countertops and window sill; putty gray #931 as per sketch #2 of kitchen floor plan. Supply and install one new gas Tappan Renaissance II Model #72-1448 gas in avocado with a Tappan Hood Fan #53-1948 as per sketch #2 of kitchen floor plan; supply and install one new Tappan Refrigerator #95-0578 avocado; supply and install one new Tappan Dishwasher #61-2078 avocado; supply and install one new Tappan Disposal #51-0067 as per kitchen plan sketch #2. Supply and install new kitchen cabinet hardware Colonial #752 Bronze with US 10 finish; 3/8" offset semi-concealed hinges and magnetic catches. Supply and install one CILB 4-hole kitchen sink by Kohler in avocado 32" x 21" #K5050; then supply and install one BR-155-16J faucet, one R4510 crumb strainer and related trim to hook up sink.

Remove cooler on exterior of apartment #3 kitchen and patch walls to match existing.

Remove and blank in existing window and frame on the West side of kitchen in apartment #3; match to existing rustic on exterior.

17. Provide and install new wrought iron grill cover for rear exterior stereo-room window.
- 40-41. Contractor to remove enough tile in all bathroom tub surrounds for plumber to install new copper water pipes and risers to receive new tub filler valves; contractor to open walls under all lavatories and sinks for plumber to install new copper water lines, angle stop and risers; repatch and renew all walls to match existing.
33. Install "dutchmen" where needed on all existing doors; repair casings and trim as needed throughout apartments and install Weiser locksets hardware as shown on Hardware Schedule. All doors and existing locksets are to be repaired or replaced as needed to put them in a like-new or operable condition.
- Contractor to cut all doors where necessary to clear new carpeting.



1964 Post Street
Block 683, Lot 16

Carpentry (continued)

Contractor to remove all central refrigeration walts throughout the building (10), including all exterior and interior lines that lead to and from the central refrigeration compressor in the basement. Contractor to supply and install (10) ten white 'compact 7' General Electric Model TA-75 refrigerators in existing openings as per sketch #2. Fit and trim around new refrigerator as necessary five right hand and five left hand refrigerators.

Contractor to supply and install a new galvanized wrought iron enclosure and gate in the main entry. See sketch for information. Lock is to be keyed the same as the existing entry door. The gate is to be equipped with an "Electric latch release" as well as an inside knob or device that can be opened from the inside without special tools or training. Build in accordance with all Code Requirements. Electrician is to connect the electric latch release and all door buzzer systems to all apartments; install Norton door closer A.N. 1600 Series; provide eleven doorbell buttons, apartment number and name plate and attach as per sketch. Contractor to submit shop drawings upon request of owner.

Glass and Glazing

17. Replace broken glass in front entry door.

Plumbing

Provide the following in basement and yard area:

41. Install drain in rear basement passage area at base of concrete steps and connect to sanitary sewer.
41. Install new 1 1/2" copper water service for entire building; extend new copper hot water line to apartment #2.
41. Install new copper cold water service to all fixtures and outlets in building.
41. Rough in and properly waste and vent washing machine and wash trays in laundry area; provide stand pipe for washing machine; provide proper hot and cold water hook-up for washing machine, including faucets. Install new drain in laundry area.
39. Install two model No. L-1 Serv-a-Sink with No. A-4 assembly kit laundry trays as made by Fiat Products Co. in laundry room as shown in sketch #1.
41. Install new floor drain cover in boiler room. The gas line serving the water heater and gas dryer is undersized and not properly supported;



Approved:
Zone
CPC Setbacks

Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

6/3/69
Approved: *In steady work only*

Approval of this Bureau does not constitute approval of the use of this building:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved: 6-6-69

[Signature]

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

REFER TO:

- Bureau of Engineering
- BBI Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health
- Dept. of Electricity
- Redevelopment Agency
- Parking Authority

Approved 6-6-69 1969

Provided the following conditions are complied with:

FOR WORK STATED ONLY

[Signature]
Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Owner or Owner's Authorized Agent

BLDG. FORM

3 APPLICATION

MR. WILL ITC Lessee
Owner

FOR PERMIT TO MAKE ADDITIONS, ALTERATION or REPAIRS TO BUILDING

Location 1964 POST

S.E.

Total Cost \$ 4,292.20 *[initials]*

Filed 5-27-1969

APPROVED:

[Signature]

Superintendent, Bureau of Building Inspection

Permit No. 333307

JUN 20 1969

Issued 19

[Handwritten mark]

OFFICIAL COPY



CENTRAL PERMIT BUREAU F436

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

93

03201 S.W.U.I.

MAY 27 1969

Application is hereby made to the Department of Public Works 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:

- (1) Location 1964 POST S.F.
- (2) Total Cost (\$) 14,220.00 (3) No. of Stories 3 (4) Basement or Cellar NO
- (5) Present Use of building APARTMENT HOUSE (6) No. of families 10
- (7) Proposed Use of building APARTMENT HOUSE (8) No. of families 10
- (9) Type of construction SM (10) Proposed Building Code Classification #
- (11) Any other building on lot NO (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? NO
- (13) Does this alteration create a horizontal extension to the building? NO
- (14) Does this alteration constitute a change of occupancy NO
- (15) Electrical work to be performed NO (16) Plumbing work to be performed NO
- (17) Automobile runway to be altered or installed NO
- (18) Sidewalk over sub-sidewalk space to be repaired or altered NO
- (19) Will street space be used during construction? NO
- (20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

INSTALLATION OF EIGHTY SEVEN ALUMINUM WINDOWS ON FRONT SIDE REAR OF BUILDING

- (21) Supervision of construction by OWNER Address 1964 POST
- (22) General Contractor _____ California License No. _____
- (23) Architect or Engineer (for design) _____ California Certificate No. _____
- (24) Architect or Engineer (for construction) _____ California Certificate No. _____
- (25) 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 applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.
- (26) Owner MR. WILK I.T.P. (Phone 921-5768)
Address 1964 POST S.F.
By W.T. Johnson Address 1339 FAIRFAX S.F.

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor. CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

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.

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

RE DEVELOPMENT AGENCY



Approved:

Zone _____
GPC Setbacks _____

Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Approved: ^{6/2/69} *Metabank Only*

Approval of this Application does not constitute approval of the use and occupancy of this building

[Signature]
Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved: 6-6-69

[Signature]

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

REFER TO:

- Bureau of Engineering
- BBI Struct. Engineer
- Boiler Inspector
- Art Commission
- Dept. of Public Health
- Dept. of Electricity
- Redevelopment Agency
- Parking Authority

Approved 6-6 1969

Provided the following conditions are complied with:

FOR WORK STATED ONLY

[Signature]
Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.

Owner or Owner's Authorized Agent

BLDG. FORM

3 APPLICATION FOR

FOR PERMIT TO MAKE ADDITIONS, ALTERATION or REPAIRS TO BUILDING

Location 1964 POST

S.F.

Total Cost \$ 4,292.90 *[initials]*

Filed 5-27 1969

APPROVED:

APPROVED
Dept. Public Works
JUN 19 1969
[Signature]
SUPERINTENDENT OF GENERAL BUILDING INSPECTION

Superintendent, Bureau of Building Inspection

Permit No. 333307
JUN 20 1969

Issued _____ 19____

u

OFFICIAL COPY



CENTRAL PERMIT BUREAU F435

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
CENTRAL PERMIT BUREAU
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

3

MAY 27 1969

Application is hereby made to the Department of Public Works 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:

- (1) Location 1964 POST S.F.
- (2) Total Cost (\$) 4,222.00 (3) No. of Stories 3 (4) Basement or Cellar NO
- (5) Present Use of building APARTMENT HOUSE (6) No. of families 10
- (7) Proposed Use of building APARTMENT HOUSE (8) No. of families 10
- (9) Type of construction SH (10) Proposed Building Code Classification H
- (11) Any other building on lot NO (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? NO
- (13) Does this alteration create a horizontal extension to the building? NO
- (14) Does this alteration constitute a change of occupancy NO
- (15) Electrical work to be performed NO (16) Plumbing work to be performed NO
- (17) Automobile runway to be altered or installed NO
- (18) Sidewalk over sub-sidewalk space to be repaired or altered NO
- (19) Will street space be used during construction? NO
- (20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

INSTALLATION OF EIGHTY SEVEN ALUMINUM WINDOWS ON FRONT, SIDE & REAR OF BUILDING

- (21) Supervision of construction by OWNER Address 1964 POST
- (22) General Contractor _____ California License No. _____
Address _____
- (23) Architect or Engineer _____ California Certificate No. _____
(for design) Address _____
- (24) Architect or Engineer _____ California Certificate No. _____
(for construction) Address _____
- (25) 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 applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
- (26) Owner MR. WILLIAM L. T. O. (Phone 921-5768)
Address 1964 POST S.F. For contract by Bureau

By W. T. Flynn Address 1339 FAIRFAX S.F.
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.
CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.
Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

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.

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

REDEVELOPMENT AGENCY

OFFICIAL COPY

FOR DEPARTMENTAL USE ONLY



OCT 17 1977

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

BUILDING FORM 3

Application No. 418325

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS 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:

OFFICE COPY

DATE FILED: DEC 14 1972; FILING FEE RECEIPT NO.: 72352; PERMIT NO.: ISSUED

(1) STREET ADDRESS OF JOB: 1964 Post; (2) ESTIMATED COST OF JOB: \$90000

DESCRIPTION OF EXISTING BUILDING and DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. Includes fields for type of construction, number of stories, basements, and various alteration details like sidewalk, auto runways, and electrical/plumbing work.

(28) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): Repair Damaged wall (Wall pushed in by Bulldozers); Replace AS sq ft Particle Sheetrock inside of wall.

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

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 THERETO WILL BE COMPLIED WITH.

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

<input type="checkbox"/> <p>APPROVED: _____ BUILDING INSPECTOR, BUR. OF BLDG. INSP.</p>	<p>DATE: _____ REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/> <p>APPROVED: _____ DEPARTMENT OF CITY PLANNING</p>	<p>DATE: _____ REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/> <p>APPROVED: _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>	<p>DATE: _____ REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/> <p>APPROVED: _____ CIVIL ENGINEER, BUR. OF BLDG. INSPECTION</p>	<p>DATE: _____ REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/> <p>APPROVED: _____ BUREAU OF ENGINEERING</p>	<p>DATE: _____ REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/> <p>APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH</p>	<p>DATE: _____ REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/> <p>APPROVED: _____ REDEVELOPMENT AGENCY</p>	<p>DATE: _____ REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/> <p>APPROVED: For Work stated in application only <i>12-15-72 RFB</i> RESIDENTIAL APARTMENT INSPECTOR <u>Division of Apartment and Hotel Inspections</u> Bureau of Building Inspection</p>	<p>DATE: _____ REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/> <p>APPROVED: _____</p>	<p>DATE: _____ REASON: _____</p> <p>NOTIFIED MR. _____</p>

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

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.
 NUMBER OF ATTACHMENTS _____
 SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE _____

OFFICIAL COPY



OWNER OR LESSEE *win to* JOB LOCATION *1964 Post apt #3* APP. NO. *415835*
 c/o Contractor 1964 Post St. BLOCK - LOT HOUSE NO.

1227 32 Avenue
 ESTIMATED COST \$ DATE APPLICATION *12/14/72*

PERMIT ISSUED *900* PERMIT NO. *378369* INSPECTOR *Lebadie*

JUN 21 1973

ERECT/ALTER	BLDG. TYPE	OCCUPANCY		PLANS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	FAM
<i>Alt.</i>	<i>5</i>	<i>H</i>	<i>Apts.</i>		<i>3</i>	<i>12</i>

CONTRACTOR ADDRESS *J. Berningham 1227 32 Ave.*

ARCHITECT ADDRESS *Jim = 30-62*

ENGINEER ADDRESS

BUILDING RECORD
 DEPARTMENT OF PUBLIC WORKS
 CITY AND COUNTY OF SAN FRANCISCO

OWNER OR LESSEE *c/o Contractor* JOB LOCATION *1964 Post St.* APP. NO. *415835*

OFFICIAL COPY

SAN FRANCISCO
DATE
6/22/73
DEPARTMENT OF
BUILDING INSPECTION

BUILDING INSPECTORS JOB RECORD

WORK COMMENCED *per*

FOUNDATION FORMS INSPECTED. O.K. TO POUR

/ / LATHING PERMISSION TAG POSTED

/ / FLUES BY _____ NO. _____

/ / EXTERIOR OR STRUCTURAL PLASTERING OK

/ / ALL SPECIAL INSPECTION REPORTS RECEIVED.

/ / FIRE ESCAPE INSTALLED PER APPROVED PLAN.

6/22/73 *install F.E.*

/ / *door clean*

/ /

/ /

/ /

/ /

/ /

/ /

/ /

/ /

/ /

/ /

/ /

6/22/73 WORK COMPLETED. FINAL CERTIFICATE POSTED

J. Brothel
BUILDING INSPECTOR



OWNER OR LESSEE *** JOB LOCATION 1964 Tost (Duplicate) APP. NO. XX 416935
 OWNER OR LESSEE'S ADDRESS _____ BLOCK NO. _____ HOUSE NO. _____

ESTIMATED COST ²² \$ 900 DATE APPLICATION 12-14-72
 PERMIT ISSUED _____ PERMIT NO. _____ INSPECTOR _____

ERECT, ALTER	BLDG. TYPE	OCCUPANCY		PLANS	S. NEEP		
		CODE	DESCRIPTION		STORIES	FOOT	
<u>ALT</u>	<u>5</u>	<u>CA</u>	<u>ALT</u>			<u>3</u>	<u>11</u>
CONTRACTOR			ADDRESS				
ARCHITECT			ADDRESS				
ENG. NEER			ADDRESS				

Cancelled
OCT 17 1977

BUILDING INSPECTION JOB CARD
 OWNER OR LESSEE _____ JOB LOCATION _____ APP. NO. _____
 BUILDING PERMITS DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO



FB-501a
 CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF BUILDING INSPECTION

Application
 Number _____

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

(NOTE: A separate PERMIT OF OCCUPANCY is required for buildings with a classification occupancy.)

Location _____
 (House Number, Street or Avenue) (Meters & Boundaries, if Applicable)

Type of Bldg. _____ Occupancy _____

Description of
 Construction _____

The hereinafter described construction is completed and conforms to the ordinances of the City and County of San Francisco and to the rules of the Board of Building Inspection and the applicable provisions of the Building Code, applicable to the permit for the construction of the occupancy as approved in accordance to Sec. 105 of Article 3, Chapter 2, Part 1 of the San Francisco Municipal Code.

NOTE: BEFORE CERTAIN AREAS ARE OCCUPIED AND BEFORE CERTAIN BUSINESSES ENTERPRISES OR ACTIVITIES ARE CONDUCTED, SEPARATE AND ADDITIONAL LICENSES AND PERMITS MAY BE REQUIRED IN ACCORDANCE WITH PART 10 OF THE SAN FRANCISCO MUNICIPAL CODE AS WELL AS OTHER APPLICABLE CODES.

Approved: _____
 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

Approved: _____
 DEPT. OF PUBLIC HEALTH

[Handwritten Signature]

This certificate issued on _____

 SUPERINTENDENT BUREAU OF
 BUILDING INSPECTION

B. _____
 Building Inspector



#B-50 3

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION

2003 225

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

NOTE: A separate PERMIT OF OCCUPANCY is required for all new or altered occupancies.

Location: 1000 17th Ave San Francisco, CA 94116

Type of Use: Residential

Description of Construction: Remodeling of kitchen and bathroom

The City of San Francisco is hereby certifying that the above described construction is in accordance with the Building Code of the City of San Francisco and all applicable laws and regulations. This certificate is issued upon the condition that the applicant has provided all required information and fees, and that the construction complies with the applicable Building Code provisions.

NOTE: THIS CERTIFICATE IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. ANY CHANGES TO THE CONSTRUCTION SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO OCCUPANCY. THIS CERTIFICATE IS NOT VALID FOR OCCUPANCY OF THE BUILDING UNLESS THE PERMIT OF OCCUPANCY HAS BEEN OBTAINED.

Approved: _____
Building Inspector

Approved: _____
Building Inspector

Approved: _____
30-62

OFFICIAL COPY



FOR DEPARTMENTAL USE ONLY

CANCELLED

OCT 17 1977

DATE FILED: DEC 14 1972
 FILING FILE RECEIPT NO.: 72352
 PERMIT NO.:
 ISSUED:

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS
 APPLICATION FOR BUILDING PERMIT
 ADDITIONS, ALTERATIONS OR REPAIRS

BLDG. FORM 3

APPLICATION NO. 416835

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMIT TO BUILD, IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

OFFICE COPY

(1) STREET ADDRESS OF JOB: 1964 Post
 (2) ESTIMATED COST OF JOB: \$90000

DESCRIPTION OF EXISTING BUILDING		DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION	
(14A) TYPE OF CONSTR. 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/>	(15A) NUMBER OF STORIES OF OCCUPANCY: 3	(14B) NUMBER OF BASEMENTS AND CELLARS: 1	(15B) PROPOSED USE: Apts
(14C) TYPE OF CONSTR. 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input type="checkbox"/>	(15C) NUMBER OF STORIES OF OCCUPANCY: 3	(14D) NUMBER OF BASEMENTS AND CELLARS: 1	(15D) PROPOSED USE: Same
(110A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(110) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT.	(111A) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(111) IF YES, STATE NEW GROUND FLOOR AREA: SQ. FT.
(114) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(115) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(116) IS ALTERED SIDEWALK TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(117) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(119) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(120) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(121) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(122) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(123) GENERAL CONTRACTOR: John Birmingham & Sons	ADDRESS: 1227 32nd Ave.	CALIF. LICENSE NO. B.A. 185	CALIF. CERTIFICATE NO.
(124) ARCHITECT OR ENGINEER (FOR DESIGN):	ADDRESS:	CALIF. LICENSE NO.:	CALIF. CERTIFICATE NO.:
(125) ARCHITECT OR ENGINEER (FOR CONSTRUCTION):	ADDRESS:	CALIF. LICENSE NO.:	CALIF. CERTIFICATE NO.:
(126) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"):	ADDRESS:		
(127) OWNER - LESSEE (CROSS OUT ONE):	ADDRESS:	PHONE (FOR CONTACT BY BUREAU):	

(128) WRITE OR DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):
 Repair Damaged wall (Wall pushed in by Bulldozer)
 Replace 48 sq ft Plastic Sheetrock inside of wall.

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 Sec. 103, 104.B, 104.B.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.
 No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
 Pursuant to Sec. 302.A.8, 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.
 No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
 Pursuant to Sec. 302.A.8, 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 bureau 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 (11), (16), (17), (20), (21) or (22). 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.

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 THERETO WILL BE COMPLIED WITH.
 I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.
 I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE AFFICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.
 Signature of Michael Birmingham
 SIGNATURE OF OWNER OR AUTHORIZED AGENT
 CHECK APPROPRIATE BOX:
 OWNER ARCHITECT ENGINEER
 LESSEE AGENT WITH POWER OF ATTORNEY
 CONTRACTOR ATTORNEY IN FACT

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED:	_____	DATE: _____ REASON: _____
		BUILDING INSPECTOR, BUR. OF BLDG. INSP.	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	_____	DATE: _____ REASON: _____
		DEPARTMENT OF CITY PLANNING	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	_____	DATE: _____ REASON: _____
		BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	_____	DATE: _____ REASON: _____
		CIVIL ENGINEER, BUR. OF BLDG. INSPECTION	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	_____	DATE: _____ REASON: _____
		BUREAU OF ENGINEERING	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	_____	DATE: _____ REASON: _____
		DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	_____	DATE: _____ REASON: _____
		REDEVELOPMENT AGENCY	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: For Work stated in application only	_____	DATE: _____ REASON: _____
		<i>12-15-72 R-7013</i> <u>Division of Apartment and Hotel Inspections</u> RESIDENTIAL ENVIRONMENT INSPECTOR Bureau of Building Inspection	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	_____	DATE: _____ REASON: _____
		_____	NOTIFIED MR. _____

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

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION. NUMBER OF ATTACHMENTS

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

OFFICIAL COPY

FOR DEPARTMENTAL USE ONLY

RECEIVED FOR INSURANCE: JUN 1 1973 71

APPROVED

Dept. Public Works

JUN 2 1973

David Holaday

SUPERINTENDENT

CAREER BUILDING INSPECTION

and others 5/11

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT

ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS 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:

REC. FORM 3

APPLICATION NO. 419963

DATE FILED: 3/28/73

FILING FEE RECEIPT NO.: 7462

PERMIT NO.: 378369

ISSUED: JUN 3 1973

(1) STREET ADDRESS OF JOB: 1964 Post

(2) ESTIMATED COST OF JOB: \$180,000

1(A) TYPE OF CONSTR.		1(B) NUMBER OF STORES OF OCCUPANCY		1(C) NUMBER OF BASEMENTS AND CELLARS		1(D) PRESENT USE		1(E) BLDG. CODE OCCUP. CLASS		1(F) NO. OF DWG. UNITS	
1	2	3	4	5	6	7	8	9	10	11	12
					3	1		H		11	11
2(A) TYPE OF CONSTR.		2(B) NUMBER OF STORES OF OCCUPANCY		2(C) NUMBER OF BASEMENTS AND CELLARS		2(D) PROPOSED USE		2(E) BLDG. CODE OCCUP. CLASS		2(F) NO. OF DWG. UNITS	
1	2	3	4	5	6	7	8	9	10	11	12
					3	1		H		11	11
10(A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?		10(B) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT:		10(C) WILL BUILDING EXTEND BEYOND PROPERTY LINE?		10(D) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING?		10(E) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?		10(F) WILL STREET SPACE BE USED DURING CONSTRUCTION?	
YES	NO	FT	YES	NO	YES	NO	YES	NO	YES	NO	NO
11(A) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?		11(B) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLAN (PLAN):		11(C) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?		11(D) ELECTRICAL WORK TO BE PERFORMED?		11(E) PLUMBING WORK TO BE PERFORMED?		11(F) SQ. FT.	
YES	NO	YES	NO	YES	NO	YES	NO	YES	NO	NO	NO
12) GENERAL CONTRACTOR: ADDRESS: CALIF. LICENSE NO.											
13) ARCHITECT OR ENGINEER (FOR DESIGN): ADDRESS: CALIF. CERTIFICATE NO.											
14) ARCHITECT OR ENGINEER (FOR CONSTRUCTION): ADDRESS: CALIF. CERTIFICATE NO.											
15) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"): ADDRESS: CALIF. CERTIFICATE NO.											
16) OWNER - (SEESE YENUS) (SEE ONE): ADDRESS: PHONE (FOR CONTACT BY BUREAU): 931-8543											

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

To Comply with D.A.H.I. notice

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 Sec. 103, 104 B, 104 B.1, 104 C, 502, 502.1, San Francisco Building Code and Sec. 304, San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to Sec. 302 A.B. San Francisco Building Code, the building permit application being kept at building site.

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 A SEPARATE PERMIT FOR THE WIRING AND PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. 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.

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 THERETO WILL BE COMPLIED WITH.

I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMENS COMPENSATION INSURANCE.

I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

William K. & Deborah Stev

SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX:

OWNER ARCHITECT ENGINEER

LESSEE AGENT WITH POWER OF ATTORNEY

CONTRACTOR ATTORNEY IN FACT

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

APPROVED: *per report*
[Signature] 4/1/73
 BUILDING INSPECTOR, BUR. OF BLDG. INSP.

APPROVED: Not reviewed by the Department of City Planning, issuance of the requested permit is not in conformity with the City Planning Code.
[Signature]
 DEPARTMENT OF CITY PLANNING

APPROVED: _____
 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED: _____
 CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

APPROVED: _____
 BUREAU OF ENGINEERING

APPROVED: _____
 DEPARTMENT OF PUBLIC HEALTH

APPROVED: *3/5/73*
[Signature]
 RESIDENTIAL ENVIRONMENT INSPECTOR
 COMPLY WITH REQUIREMENTS THAT ARE CIRCLED ON THE ATTACHED DRAWING
 Division of Apartment and Hotel Inspections
 Bureau of Building Inspection

DATE: _____
 REASON: _____
 NOTIFIED MR. _____
 DATE: _____
 REASON: _____
 NOTIFIED MR. _____
 DATE: _____
 REASON: _____
 NOTIFIED MR. _____
 DATE: _____
 REASON: _____
 NOTIFIED MR. _____
 DATE: _____
 REASON: _____
 NOTIFIED MR. _____
 DATE: _____
 REASON: _____
 NOTIFIED MR. _____
 DATE: _____
 REASON: _____
 NOTIFIED MR. _____

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

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.
 NUMBER OF ATTACHMENTS:

[Signature]
 SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

BUREAU
OF
BUILDING INSPECTION

May 22, 1973

RM. 201, 450 McALLISTER
SAN FRANCISCO
CALIFORNIA 94102

Request for Appointment
for inspection of:

1964 POST STREET

Mr. William Ito
1964 Post Street
San Francisco
California, 94115

In order to process your application for building permit for legalizing your building, it will be necessary to gain entry to the premises. I therefore request that you contact this office and arrange for an appointment with the Building Inspector assigned to your case. As inspection must be made of the entire building including storage areas, it is necessary that a time be arranged when all parts of the building are accessible so that the inspection can be completed in one visit.

Mr. Labadie is the inspector assigned to your case. You may telephone him between 8 A.M. and 9 A.M. or 4 P.M. and 5 P.M. at 558-3851, or contact him in person at Room 201, 450 McAllister Street, during the same hours.

Very truly yours,

A. Goldberg, Superintendent
Bureau of Building Inspection

By JL
Building Inspector

JL/am

Cc: Inspector Labadie ✓
File
McDonnell

OFFICIAL COPY



San Francisco Department of Public Works

BUREAU OF BUILDING INSPECTION

DIVISION OF APARTMENT HOUSE AND HOTEL INSPECTION REPORT

Location 1644 Post
Owner J. J. ...
Address 1644 Post St. S.F. 94108

Table with 3 columns: Item number, Description of work, and Code. Includes items like 'Remove sidewalk paving at front rear side', 'Install approved type floor deck, yard drain at', 'Provide gas service shutoff in', etc.

San Francisco Department of Public Works
Bureau of Building Inspection
City of San Francisco

OFFICIAL COPY



JOB **DEC 13 1973** **1954 POST**

OWNER OR LESSEE: **WILLEIM K & TASHIKO ITO** APP. NO: **419963**
OWNER OR LESSEE'S ADDRESS: **Sans** BLOCK - LOT: **1954 POST** HOUSE NO:

ESTIMATED COST: **\$ 100 -** DATE APPLICATION: **3/28/73**

PERMIT NO.: **62-73** PERMIT NO.: **378369** INSPECTOR: **Tabada**

ERECT / ALTER	BLDG TYPE	OCCUPANCY		PLANS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	FLOOR
ALT	SM	H	APTS	-	3	11

CONTRACTOR ADDRESS: _____
ARCHITECT ADDRESS: _____
ENGINEER ADDRESS: _____

BUILDING RECORD
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

OWNER OR LESSEE: **WILLEIM K & TASHIKO ITO** JOB LOCATION: **1954 POST** APP. NO: **419963**

OFFICIAL COPY



BUILDING INSPECTORS JOB RECORD

DATE

WORK COMMENCED *from*

DEPARTMENT OF BUILDING INSPECTION

/ /	FOUNDATION FORMS INSPECTED. O.K. TO POUR
/ /	LATHING PERMISSION TAG POSTED
/ /	FLUES BY _____ NO. _____
/ /	EXTERIOR OR STRUCTURAL PLASTERING OK
/ /	ALL SPECIAL INSPECTION REPORTS RECEIVED.
/ /	FIRE ESCAPE INSTALLED PER APPROVED PLAN.
12/13	<i>Items 3c + 62</i>
/ /	<i>see also 71623 F</i>
/ /	<i>large amount of</i>
/ /	<i>contract</i>
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	

12/13

WORK COMPLETED. FINAL CERTIFICATE POSTED.

X. J. ...
BUILDING INSPECTOR

OFFICIAL COPY



FOR DEPARTMENTAL USE ONLY

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

APPROVED FOR THE CITY ENGINEER
1973 7/1
Dept. Public Works
3/12/73
Bifed Holding
SUPERVISOR
BUREAU BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS 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:

BLDG. FORM 3

APPLICATION NO. 419963

OFFICIAL COPY

(1) STREET ADDRESS OF JOB:

1964 Post

(3) ESTIMATED COST OF JOB:

\$100,000

DATE FILED 3/28/73
FILING FEE RECEIPT NO. 7462
PERMIT NO. 318369

DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. 1-4 2 3 4 5 (5A) NUMBER OF STORIES OF OCCUPANCY: 3 (6A) NUMBER OF BASEMENTS AND CELLARS: 1 (7A) PRESENT USE: Auto (H) (8A) BLDG. CODE OCCUP. CLASS: H (9A) NO. OF DWG. LIMITS: 1/2

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4A) TYPE OF CONSTR. 1-4 2 3 4 5 (5A) NUMBER OF STORIES OF OCCUPANCY: 3 (6A) NUMBER OF BASEMENTS AND CELLARS: 1 (7A) PROPOSED USE: Auto (H) (8A) BLDG. CODE OCCUP. CLASS: H (9A) NO. OF DWG. LIMITS: 1/2

(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES NO (10B) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT. (11A) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING? YES NO (11B) IF YES, STATE NEW GROUND FLOOR AREA: SQ. FT. (14) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES NO (15) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO (16) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO (17) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO (18) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON LOT PLAN? YES NO (19) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO (20) ELECTRICAL WORK TO BE PERFORMED? YES NO (21) PLUMBING WORK TO BE PERFORMED? YES NO

(22) GENERAL CONTRACTOR ADDRESS CALIF. LICENSE NO.

(24) ARCHITECT OR ENGINEER (FOR DESIGN) ADDRESS CALIF. CERTIFICATE NO.

(25) ARCHITECT OR ENGINEER (FOR CONSTRUCTION) ADDRESS CALIF. CERTIFICATE NO.

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

(27) OWNER - ADDRESS (IF OTHER THAN ONE) ADDRESS PHONE FOR CONTACT BY BUREAU
William K. & Barbara J. 1964 Post #3 931-8543

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

No Comply with D.A.H. notice

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 Sec. 103, 104.8, 104.8.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code. Pursuant to Sec. 302.2.A.R. 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 corner grade lines, curbs and sidewalks together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATES 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 (15), (16), (17), (20), (21) OR (22). 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.

APPLICANT'S CERTIFICATION

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

I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.

I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUB-SIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

Signature of Owner or Authorized Agent

CHECK APPROPRIATE BOX
 OWNER ARCHITECT ENGINEER
 LESSEE AGENT WITH POWER OF ATTORNEY
 CONTRACTOR ATTORNEY IN FACT

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

	<p><i>per report</i></p> <p><i>[Signature]</i> 4/1/73</p> <p>BUILDING INSPECTOR, BUR. OF BLDG. INSP.</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>Not reviewed by the Department of City Planning because of the associated permit.</p> <p><i>[Signature]</i></p> <p>DEPARTMENT OF CITY PLANNING</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>_____</p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>_____</p> <p>CIVIL ENGINEER, BUR. OF BLDG. INSPECTION</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>_____</p> <p>BUREAU OF ENGINEERING</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>_____</p> <p>DEPARTMENT OF PUBLIC HEALTH</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>3/59/73</i></p> <p><i>[Signature]</i></p> <p>COMPLY WITH REQUIREMENTS THAT ARE CIRCLED ON THE ATTACHED WORKING DRAWINGS.</p> <p>Division of Apartment and Hotel Inspection Bureau of Building Inspection</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p>_____</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>

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

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

OFFICIAL COPY



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

BUREAU
OF
BUILDING INSPECTION

May 22, 1973

RM. 201, 450 McALLISTER
SAN FRANCISCO
CALIFORNIA 94102

Request For Appointment
for inspection of:

1964 POST STREET

**Mr. William Ito
1964 Post Street
San Francisco
California, 94115**

In order to process your application for building permit for legalizing your building, it will be necessary to gain entry to the premises. I therefore request that you contact this office and arrange for an appointment with the Building Inspector assigned to your case. As inspection must be made of the entire building including storage areas, it is necessary that a time be arranged when all parts of the building are accessible so that the inspection can be completed in one visit.

Mr. Labadie is the inspector assigned to your case. You may telephone him between 8 A.M. and 9 A.M. or 4 P.M. and 5 P.M. at 558-3851, or contact him in person at Room 201, 450 McAllister Street, during the same hours.

Very truly yours,

A. Goldberg, Superintendent
Bureau of Building Inspection

By JL
Building Inspector

JL/am

Cc: Inspector Labadie/
File
McDonnell

OFFICIAL COPY

SAN FRANCISCO



Department of Public Works

ANNUAL INSPECTION REPORT OF APARTMENT HOUSE AND HOTEL

BUREAU OF BUILDING INSPECTION

Prepared By: *[Signature]*

Location: *1164 Post*
Owner: *William J. ...*
Address: *1164 Post St. S.F. Cal.*

The following items that are circled require correction in accordance with the San Francisco Housing Code and/or other applicable Codes and Ordinances:

- 1. Repair, replace broken sidewalk paving at front rear side (see sidewalk Inspector's report) 747 PW
- 2. Remove all rubbish from yard, court, basement/cellar 402-1006 HC
- 3. Raise foundation and replace deteriorated materials by approved method at and/or lower grade 403 HC
- 4. Install approved type floor deck, yard drain at 402-607 HC
- 5. Provide gas service shutoff in 409 HC
- 6. Ratproof ground area in basement/cellar, under stairs 92 DPH-402 HC
- 7. Eliminate rodent and/or cockroach infestation on premises 402 HC
- 8. Clean and maintain hotel room(s) dwelling unit(s) at in a sanitary manner 402 HC
- 9. Provide legal ventilation for furnace room, water heater, space/garage, under floor area (gas meters) 402-702 HC
- 10. Provide fireproof door from rear yard to street passageway/basement dwelling with approved fire rated materials 414 HC
- 11. Repair, provide fireproofing in 414 HC
- 12. Enclose stairs to basement/cellar with approved materials and self-closing doors plans req'd 903-906 HC
- 13. Enclose stairs to basement/cellar with approved materials and self-closing doors plans req'd 903 HC
- 14. Eliminate pent. hazardous storage in 411-706 HC
- 15. Provide approved type flex connectors for gas appliances in 407 HC
- 16. Rebuild/repair front rear stairway. Provide handrails 402-603-602 HC
- 17. Replace all broken window glass. Repair sash and reputty. Check & repair hardware 402-408 HC
- 18. Repair stucco/siding on. Repair and paint exterior trim 408 HC
- 19. Replace, repair roofing. Provide/repair roof gutters for drainage and connect to sewer 402-408 HC
- 20. Remove/rebuild/fireproof roof deck. Provide/replace defective chimney flue caps 403-712 HC
- 21. Provide/repair/replace fireproof stair penthouse door closer. Install railing around ventshaft 412-805 HC
- 22. Provide stairway scuttle hole from public hallway stair to roof in approved location 805 HC
- 23. Provide approved means of ventilation for stairway, public halls, elevator shaft 502-638 HC
- 24. Enclose interior stairways in an approved manner or comply with Item 25 507 HC
- 25. Provide complete fire sprinkler system in all public halls, corridors, stairways per plan 307 HC
- 26. Install approved type fire doors, closers to basement, main stair enclosure 803-806 HC
- 27. Provide stairway, fire escape for second means of egress plans req'd 801 HC
- 28. Provide corridor to fire escape at front rear side and install directional signs 801 HC
- 29. Provide approved type ladder/stair from lowest fire escape balcony to ground 801 HC
- 30. Provide approved type fire extinguishers in public halls at each floor and in 804 HC
- 31. Remove or raise all wires, ropes, etc. 8 feet above roof 24.10 FC
- 32. Install approved type fire alarm system as directed. Close transient openings in public hall(s) in approved manner 502-901 HC
- 33. Repair, replace loose and missing plaster in 412 HC
- 34. Remove lot line windows, close opening in an approved manner () wall TABLE 5-A, BC
- 35. Install wet dry standpipe as directed by Fire Dept. 906 HC
- 36. Provide a bath, lavatory, and water closet within each apartment 402 HC
- 37. Provide additional bath(s)/lavatory(ies) on floor(s) 503 HC
- 38. Provide additional water closet(s) on floor(s) 503 HC
- 39. Water-proof bath/water closet compartment floor(s) on floors with approved materials) 510 HC
- 40. Provide legal light and ventilation for 402-801 HC
- 41. Remove torn, worn, insanitary floor covering in 412 HC
- 42. Provide approved type heating facilities for each hotel room dwelling unit 707 HC
- 43. Provide separation where water closet compartment opens into kitchen in 503.1D HC
- 44. Discontinue use and remove cooking facilities in illegal community kitchen on 503.1B HC
- 45. Remove and cap gas lines for stove, heater in at source of supply 407 HC
- 46. Submit plan of each floor, showing location of all items listed herein 301 BC
- 47. Clean, paper or paint walls and ceilings in 1001 HC
- 48. Provide exterior garbage receptacles, provide tight-fitting covers 1004 HC
- 49. Remove cord wiring and install one plug receptacle in each room and 2 in the kitchen(s) 416-505 HC
- 50. Remove, repair and or replace deteriorated substations 416-4 HC
- 51. Fireproof public halls and roof of stairs with approved fire resistive materials Details req'd 701 HC
- 52. Fireproof entry landing with approved fire resistive materials Details req'd 701 HC
- 53. Provide fire escape 511 HC
- 54. Provide fire escape 511 HC
- 55. Provide fire escape 511 HC
- 56. Provide fire escape 511 HC
- 57. Provide fire escape 511 HC
- 58. Provide fire escape 511 HC
- 59. Provide fire escape 511 HC
- 60. Provide fire escape 511 HC
- 61. Provide fire escape 511 HC

[Handwritten signature and notes]

OFFICIAL COPY

FOR DEPARTMENTAL USE ONLY

APPROVED FOR ISSUANCE

FEB 15 1980 *J*

DEPARTMENT OF BUILDING INSPECTION

DATE FILED: *2-11-80*

ISSUED: *90594*

PERMIT NO: *457492*

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND TO BE BOUND TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB: *1964 Post St.*

(2) ESTIMATED COST OF JOB: *890.00*

BLDG. FORM 3

APPLICATION NO. *5101199*

DESCRIPTION OF EXISTING BUILDING								
(14) TYPE OF CONSTR. <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5	(15) NUMBER OF STORIES OF OCCUPANCY: <i>3</i>	(16) NUMBER OF BASEMENTS AND CELLARS: <i>1</i>	(17) PRESENT USE: <i>Apts</i>	(18) BLDG. CODE OCCUP. CLASS: <i>H</i>	(19) NO. OF DWELLING UNITS: <i>11</i>			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION								
(4) TYPE OF CONSTR. <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5	(5) NUMBER OF STORIES OF OCCUPANCY: <i>3</i>	(6) NUMBER OF BASEMENTS AND CELLARS: <i>1</i>	(7) PROPOSED USE: <i>Apts</i>	(8) BLDG. CODE OCCUP. CLASS: <i>H</i>	(9) NO. OF DWELLING UNITS: <i>11</i>			
(10) DOES THIS ALTERATION CREATE ADDITIONAL STAIR TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.:	(12) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(14) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) IF YES, STATE NEW GROUND FLOOR AREA SQ. FT.:	(16) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(17) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(19) ANY OTHER EXISTING BLDG ON LOT? IF YES, SHOW ON FLOOR PLAN: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) GENERAL CONTRACTOR: <i>Kingsman Associates, 4214 California</i>		ADDRESS: <i>1964 Post St.</i>		PHONE: <i>281-2331</i>		
(22) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>): <i>Unknown</i>			ADDRESS:			PHONE (FOR CONTACT BY BUREAU):		
(23) OWNER -- LESSEE (CROSS OUT ONE): <i>Mo Sto 1964 Post.</i>								
(24) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):								
<i>Maintenance program to repair furnace damage as per attached report</i>								

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 Sec. 103, 104.8, 104.8.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be closer than 4'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to Sec. 302 A.8, 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 bureau 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 (15) (16) (17) (20) (21) or (22). 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 ENGINEER
- LESSEE AGENT WITH POWER OF ATTORNEY
- CONTRACTOR ATTORNEY IN FACT

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 THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this 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 and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- () I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.
- II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- () III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- () IV. The cost of the work to be performed is \$100 or less.
- () V. 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 workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- () VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature: *Arnold S. Kingman* Date: *2/11/80*

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

The approval of this application and issuance of permit applies to specified work only and does not constitute an approval of the building.

[Signature]
BUILDING INSPECTOR, BUR. OF BLDG. INSPECTION 2/15/80

APPROVED: Not reviewed by the Department or City Planning. Issuance of the requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code.
DEPARTMENT OF CITY PLANNING

APPROVED:

APPROVED:

APPROVED:

APPROVED:

APPROVED:

APPROVED:

APPROVED: For Work stated in application only
THIS APPLICATION FOR A BUILDING PERMIT IS SUBJECT TO THE CONDITIONS AND STIPULATIONS SET FORTH IN THE PERMIT AND NEARBY DETECTOR IS
[Signature]
RESIDENTIAL ENV. INSPECTOR, DIV. OF APT. & HOTEL REG., E.S.I.

APPROVED:

DATE: _____
REASON: _____
NOTIFIED MR. _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

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

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.
NUMBER OF ATTACHMENTS

[Signature]
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

OFFICIAL COPY



Appl. # _____

Address _____

NOTICE TO APPLICANTS

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License 3375 License Class Structural Steel Contractor

Date 2/11/80 Contractor (print) LINGRUVEN ASSOC.

(signature) Russell R. Lingrven

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

- I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.
- I, as ~~owner~~ ^{architect} am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.

I am exempt under Business and Professions Code Sec. _____

Reason _____

Date _____ Owner (print) _____

(signature) _____

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5

OFFICIAL COPY



WAIVER OF TIME RESTRICTION ON REQUESTS FOR ADDITIONAL INFORMATION

I hereby waive all time restrictions relative to submission of additional information. This waiver applies to those provisions of law which limit the City and County of San Francisco's ability to require further information for this project application. These provisions of law include Sections 65943 and 65944 of Chapter 4.5 of Division 1 of Title 7 of the Government Code (Review and Approval of Development Projects).

Donald R. Lingren
Applicant's/Owner's Signature

LINGREN ASSOC.
Type or Print Name

2/11/80
Date

Application No.

Address

CAB-39

OFFICIAL COPY



FOR DEPARTMENTAL USE ONLY

8 15 1980

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

REC. FORM 348 9/10/79

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO EXERCISE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH TO THE BUREAU TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

1. STREET ADDRESS OF JOB

1964 Post St.

DATE FILED 8-11-80 FILING FEE RECEIPT NO. 90694 PERMIT NO. 457492

2. ESTIMATED COST OF JOB 890.00

FILED

DESCRIPTION OF EXISTING BUILDING					
1A. TYPE OF CONSTR.	1B. NUMBER OF STORIES OF OCCUPANCY	1C. NUMBER OF BASEMENTS AND CELLARS	1D. PRESENT USE	1E. BLDG. CODE OCCUP. CLASS	1F. NO. OF DWELLING UNITS
1 2 3 4 5	3	1	Office	H	11
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
2A. TYPE OF CONSTR.	2B. NUMBER OF STORIES OF OCCUPANCY	2C. NUMBER OF BASEMENTS AND CELLARS	2D. PROPOSED USE	2E. BLDG. CODE OCCUP. CLASS	2F. NO. OF DWELLING UNITS
1 2 3 4 5	3	1	Office	H	11
10A. DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	10. IF YES STATE NEW HEIGHT AT CENTER LINE OF FRONT	11. DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	11. IF YES STATE NEW GRADED FLOOR AREA
10B. WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	11.5. WILL BUILDING EXTEND BEYOND PROPERTY LINE?	12. IS AUTO-RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	12. WILL STREET SPACE BE USED IN CONSTRUCTION?
10C. ARE THERE EXISTING BLDG. ON LOT? IF YES, SHOW ON PLAN (SEE 10D)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	12. DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	13. ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	13. PLUMBING WORK TO BE PERFORMED?
13. GENERAL CONTRACTOR Kingsman Electric, 424 California			14. ARCHITECT OR PLANNER DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/>		
15. CONSTRUCTION LICENSEE (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LICENSEE, ENTER "UNKNOWN")			16. OWNER - LESSOR (CROSS OUT ONE)		
17. WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION. REFERENCE TO PLANS IS NOT SUFFICIENT.			18. PHONE FOR CONTACT BY BUREAU		
Maintenance program to repair fire alarm system as per attached report			281-2331		

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 Sec. 103, 104.8, 104.8.1, 104.C, 202, 202.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 383, California Penal Code.

Pursuant to Sec. 302 A.8, 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, C&A and M's together with complete details of retaining walls and wall footings required must be submitted to this Bureau for approval.

ANY SEPARATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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 15, 16, 17, 20, 21 or 22. 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 ENGINEER

LESSEE AGENT WITH POWER OF ATTORNEY

CONTRACTOR ATTORNEY-IN-FACT

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

OLD HAZARDOUS CLAUSE: The Permittees, by acceptance of this permit, agree 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 and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below.

- I Certificate of Consent to Self-insure issued by the Director of Industrial Relations
 - II Certificate of Workman's Compensation Insurance issued by an admitted insurer
 - III An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer
 - IV The cost of the work to be performed is \$100 or less
 - V 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 workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
 - VI I certify as the owner or the agent of the owner that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who, on file, or prior to the commencement of any work, will file with the Central Permit Bureau evidence that workman's compensation insurance is carried.
- Signature: *Franklin Kingman* Date: *8/11/80*

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

DATE
REASON

Approval of this application and issuance of permit applies to specified work only and does not constitute an approval of the building.

BUILDING INSPECTOR BUR OF BLDG INSPECTION *[Signature]*

NOTIFIED MR.

DATE
REASON:

APPROVED:

Not reviewed by the Department or City Planning Commission. If the requested permit constitutes a change of use of this property, the applicant shall submit to the City Planning Commission.

DEPARTMENT OF CITY PLANNING

NOTIFIED MR.

DATE
REASON:

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR.

DATE
REASON:

APPROVED:

CIVIL ENGINEER BUR OF BLDG INSPECTION

NOTIFIED MR.

DATE
REASON:

APPROVED:

BUREAU OF ENGINEERING

NOTIFIED MR.

DATE
REASON:

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR.

DATE
REASON:

APPROVED:

REDEVELOPMENT AGENCY

NOTIFIED MR.

DATE
REASON:

APPROVED: For Work under a building permit

RESIDENTIAL ENV. INSPECTOR DIV. OF APPL. HOTEL, REST. & B&B *[Signature]*

NOTIFIED MR.

DATE
REASON:

APPROVED:

NOTIFIED MR.

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION. NUMBER OF ATTACHMENTS

[Signature]
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

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

OFFICIAL COPY



CENTRAL PERMIT BUREAU
450 McAllister Street
San Francisco, CA 94102

Appl. # _____
Address _____

NOTICE TO APPLICANTS

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License 3375 License Class Structural Steel Detail
Date 2/11/80 Contractor (print) LINGUEN ASSOC.
(signature) [Signature]

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

- I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.
- I, as ^{architect}owner am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.
- I am exempt under Business and Professions Code Sec. _____
Reason _____

Date _____ Owner (print) _____
(signature) _____

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5

OFFICIAL COPY



WAIVER OF TIME RESTRICTION ON REQUESTS
FOR ADDITIONAL INFORMATION

I hereby waive all time restrictions relative to submission of additional information. This waiver applies to those provisions of law which limit the City and County of San Francisco's ability to require further information for this project application. These provisions of law include Sections 65943 and 65944 of Chapter 4.5 of Division 1 of Title 7 of the Government Code (Review and Approval of Development Projects).

Donald P. Lingren
Applicant's/Owner's Signature

LINGREN ASSOC.
Type or Print Name

2/11/80
Date

Application No. _____

Address _____

CPB-34

OFFICIAL COPY



STANDARD STRUCTURAL PEST CONTROL INSPECTION REPORT
(WOOD-DESTROYING PESTS OR ORGANISMS)

This is an inspection report only—not a Notice of Completion.

ADDRESS OF PROPERTY INSPECTED: 1964 BLDG. NO. 3375 STREET Post CITY San Francisco DATE OF INSPECTION 2/5/80
 CO. CODE 38/6625

Lingross Associates
4214 California St.
San Francisco, CA 94118 Phone: 221-2331

After stamp here on Board copy only
A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM.

ITEM LICENSE NUMBER 3375 REPORT NO. 8124.1 STAMP NUMBER 9827071

Inspection Ordered by (Name and Address): See Mrs. Ito - 1564 Post Apt 3 - SF
 Report Sent to (Name and Address): see as above
 Owner's Name and Address: see as above

LICENSE NO. 3141		Original Report	Revised Report	Number of Pages	
YES	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW
	S	Substructure Termites		Z	Down-wood Termites
	B	Borers-Other Wood Bore		LA	Lead-acid Batteries
	FD	Fungus-Other Fungi		CD	Cellulose Degradation
	EC	Earth-boring Insects			
	F	Fungus or Dry Rot			
	EM	Excessive Moisture Condition			
	LA	Lead-acid Batteries			
	CD	Cellulose Degradation			
	FI	Further Inspection Recommended			

- SUBSTRUCTURE AREA (soil conditions, aeration, etc.) basement - see 1 below
- Was Sill Shower water tested? NO Did floor coverings indicate leaks? see 1 below
- FOUNDATIONS (Type, Relation to Grade, etc.) not inspected
- PORCHES . . . STEPS . . . PATIOS " "
- VENTILATION (Amount, Relation to Grade, etc.) " "
- ADJUTMENTS . . . Stucco walls, columns, arches, etc. " "
- ATTIC SPACES (aeration, insulation, etc.) " "
- GARAGES (Type, aeration, etc.) none
- OTHER

DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram.)

General Description: Wood framed apartment building with basement and garage below. This is a partial inspection report limited to the portion of the left wall as detailed on the drawing and as recorded below, and as requested.

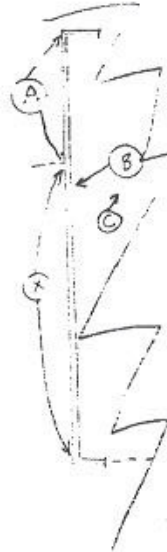
ITEM 1 SUBSTRUCTURE:

- Low grade conditions and minor fungus damage exist
- to the mudsill at the base of the left wall in the area "A". We recommend opening the wall sufficiently to increase the foundation height beginning at the corner and extending approximately one foot beyond the drain line at "B". As discussed with you it will be necessary to remove the shelves that exists just from the foundation in order to perform the repairs. The below bid includes the installation of the existing shelving after the foundation has been raised and it also includes finishing the wall from the interior side.

- A small section of plaster for the garage ceiling at "C" has fallen down and the below bid includes its replacement.

We offer to perform the services "A" through "C" for a consideration of -----\$890.00. The signing and returning of one of the enclosed copies will authorize us to proceed and will constitute an agreement to pay for the work upon issuance of a notice of completion.

AUTHORIZATION: Signature _____
 Date _____



800 1101
 To
 800 1200

Signature *[Signature]*

YOU ARE ENTITLED TO OBTAIN COPIES OF ALL REPORTS AND COMPLETION NOTICES ON THIS PROPERTY FILED WITH THE BOARD DURING THE PRECEDING TWO YEARS UPON PAYMENT OF A \$2.00 SEARCH FEE TO: SACRAMENTO COUNTY OFFICE OF THE BOARD OF SUPERVISORS, 1000 J STREET, SACRAMENTO, CA 95825.

OFFICIAL COPY



1964	POST	ADDRESS OF JOB (#2)	ST	BLOCK/LOT 0683 /016	APPLICATION NO. 9705457
OWNER NAME TOSHIKO ITO			TELEPHONE 892-0227		
ESTIMATED COST \$12,500	FILE DATE 3/25/97	DISPOSITION ISSUED	DISPOSITION DATE 03/25/97	PERMIT NO. 817941	EXPIRE DATE 09/25/97
FORM CONST. TYPE 8 5	OCCUPANCY CODES R-1	PLANS	STORES 0 4	UNITS 11	DISTRICT BID-INSP 10
CONTACT NAME NAKAI CONSTRUCTION			TELEPHONE 355-4321		
STANDARD DESCRIPTION/B. DG. USE APARTMENTS			OTHER DESCRIPTION REPLACE KITCHEN CABINET & SINK , BATH TUB TOILET & SINK, COVER		
SPECIAL INSPECTIONS: SPECIAL USE DISTRICT	NO	FIRE ZONE TIDF PENALTY	NO NO NO	COMPLIANCE WITH REPORTS	
NOTES:					
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					
9003-15					

OFFICIAL COPY



APPROVED

MAR 25 1997

REC'D 3/8 09 10 51 57

N/V DIST. 10

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

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

APPROVAL NUMBER: 09105157

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO CONDUCT THE WORK DESCRIBED HEREWITH AND ACCORDING TO THE PERMITS, ORDINANCES AND THE PURPOSE HEREOF.

NUMBER OF PLAN SETS: 4

STREET ADDRESS OF JOB: 1864 Post Street S.F. #2 583 16

DATE RECEIVED: 3/25/97

PERMIT NO: 817941

ISSUE DATE: 03-25-97

ESTIMATED COST OF JOB: 12,500

REVEALED COST: \$

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

NO. OF FLOORS ABOVE GROUND	NO. OF STORIES OF OCCUPANCY	NO. OF BASEMENTS AND CELLARS	PRESENT USE	ROOM CLASS	NO. OF DWELLING UNITS
3	4	1	Apartment	R-1	11

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

NO. OF FLOORS ABOVE GROUND	NO. OF STORIES OF OCCUPANCY	NO. OF BASEMENTS AND CELLARS	PROPOSED USE	ROOM CLASS	NO. OF DWELLING UNITS
3	4	1	Apartment	R-1	11

GENERAL CONTRACTOR: Naka Construction 520 Fremont Ave Pacific 94044 355-321 421543 #18

OWNER: Toshi ko Ito 1864 Post Street 892-0227

REPAIRS IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION REFERRED TO PLANS IS NOT SUFFICIENT. REMODELING KITCHEN & BATH.

Replace kitchen sink & cabinet.
 " Bath tub Toilet & Sink. NEW WALL COVER & FLOOR COVER.
 " NO CHANGE IN WALL FINISHING, LAYOUT & OPENINGS.

ADDITIONAL INFORMATION

(1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR INCREASE IN BUILDING? YES NO

(2) WILL SIGNATURE EXTEND BEYOND PROPERTY LINE? YES NO

(3) DOES THIS ALTERATION CREATE DECK OR PORCH (EXTENSION TO BUILDING)? YES NO

(4) DOES THIS ALTERATION INVOLVE CHANGE OF OCCUPANCY? YES NO

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 area containing more than 750 volts. See Sec. 305, 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, nuts and fits together with complete details of retaining walls and wall footings required must be submitted to the 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 (1) (11) (12) (13) (22) OR (24).

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

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

CHECK APPROPRIATE BOX
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

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

800-03 (REV. 1/90)

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (1), or (2) designated below or shall indicate item (B), or (V), or (W), whichever is applicable. If however item (V) is checked item (W) 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.

() II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____
 Policy Number: _____

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

(X) IV. I certify that in the performance of the work for which the 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.

() V. I certify as the owner (or the agent for the owner) that if 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: 3/25/97

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

Consent the electrical building... For plumbing installation... This application is approved without the installation... approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

PROVIDE SIGNED AND STAMPED PERMITS TO THE BUREAU OF BUILDING INSPECTION

DATE MAR 25 1997

Table with columns for APPROVED, REASON, and NOTIFIED MR. Rows include DEPARTMENT OF CITY SERVICES, BUREAU OF FIRE PREVENTION & PUBLIC SAFETY, CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION, BUREAU OF ENGINEERING, DEPARTMENT OF PUBLIC HEALTH, REDEVELOPMENT AGENCY, and HOUSING INSPECTION DIVISION.

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION



City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

**NOTICE TO APPLICANT FOR BUILDING PERMIT
SIGN POSTING REQUIRED**

Effective January 15, 1987, Ordinance No. 417-86 requires that a sign be posted in the lobby of an R-1 occupancy containing five or more units or a residential hotel containing six or more living units if alteration work is to be done that would displace tenants from their residence. The ordinance does not define the scope of work that would displace tenants; however, it does allow the Director of the Department of Building Inspection to define the term "substantially alter". If such work is to be done, a 15" x 15" sign must be posted for 15 days and shall contain the following information: The notice that the permit application has been made, the nature of the work to be performed, the means of obtaining information from the Department of Building Inspection, and the procedure for appealing the issuance of building permits. The sign must be provided by the owner of the building. Building permit applications indicating the scope of work as listed below, meet the "substantially altered" criteria and require the posting of the sign as required by Section 106.3.2.4 of the San Francisco Building Code if a tenant will actually be displaced by such work.

EXAMPLES:

1. **REMOVAL OF ILLEGAL UNIT**
 - a) Unit cannot be legalized because of state or local codes.
 - b) Because owner chooses not to legalize the unit.
2. **ADEQUATE EXITS ARE LACKING:** Required to provide, repair or replace on exit and the work cannot be completed in one day.
3. **ELECTRICAL HAZARDS:** Exposed or bare wiring, knife switches, open fuse blocks (lacking shock protection), where these conditions exist less than seven feet above a walkway or floor.
4. **STRUCTURAL HAZARDS:** Including: a) Landslide instability; b) Loss of foundation; c) Fire damage causing imminent structural failure where the whole building or one unit is in danger of collapse or failure.
5. **GAS APPLIANCES:** Gas appliances (beyond control of the tenant) creating potentially hazardous conditions including:
 - a) Faulty venting, creating potential carbon monoxide asphyxiation.
 - b) Natural gas leaks in appliances, piping or meters.



- 6. **SANITATION HAZARDS OR INSUFFICIENT FACILITIES:** Including total lack of facilities including piping and fixtures.
- 7. **LACK OF HEAT**
 - a) Lack of heat or heating facilities.
 - b) Inoperative heating facilities such as:
 - 1. Missing portable heater or dedicated circuit defective or lacking
 - 2. Missing radiator.
- 8. **MISCELLANEOUS CONDITIONS:** Conditions not defined above but that substantially and materially render a unit of the building uninhabitable including:
 - a) Severe roof leaks.
 - b) Loss of utilities as a result of fire:
 - 1. By disconnection of the building utilities.
 - 2. By damage to the unit itself.
 - c) Gross contamination of the unit by chemicals, sewage or other substances.
- 9. **DEMOLITION:** This includes demolition of a unit(s) or demolition of the building.
- 10. **VOLUNTARY WORK:** Including rehabilitation, alteration, remodeling work by the owner which will necessitate the displacement of any residential tenants.

I hereby certify that I have read the above notice. The work to be performed under the building permit for which I am applying will comply with Ordinance No. 417-86:

- I will post a sign for 15 days and then return a signed posting affidavit to the Housing Inspection Service, 6th Floor, Department of Building Inspection, 1660 Mission Street, San Francisco, California 94103 prior to the approval of my permit application.
- I will not post a sign because it is not required. (Note: If the scope of work to be done changes and becomes subject to the ordinance, a new permit application must be filed and the posting requirements must be met. If this box is determined to have been incorrectly checked, your permit will be revoked.)

Job Address of Building: 1964 Post Street

Signature: [Signature]
(Owner, Architect, Engineer, Authorized Agent).
Please circle applicable title above.

Date: 3/25/97

OFFICIAL COPY



CENTRAL PERMIT BUREAU
1660 MISSION STREET
SAN FRANCISCO, CA 94103

Appl. # _____
Address _____

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 421543 License Class B
Expiration Date 4/98 Contractor Naka Construction
PRINT
[Signature]
SIGNATURE

Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

I am exempt under Business and Professions Code Sec. _____

Reason Self-Employed

Architect (PRINT)

Date 3/27/97 _____
Agent (PRINT)

Owner (PRINT)

(SIGNATURE) [Signature]

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.

REV. CPB-1/95



OFFICIAL COPY

CERTIFICATION OF AUTHORIZED AGENT

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the S.F. Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct.

Y. Nakai
Applicant's Signature
Yasuhiko Nakai
Type or Print Name
8 N7038181
Identification
(Drivers Lic. No., etc.)
Yasuhiko to
Owner/Leasee
3/27/97
Date

CPB-37/85

OFFICIAL COPY



APPROVED
Acting Director
OF BUILDING INSPECTION
JAN 17 2007

REROOFING

PLEASE CALL THE BUILDING INSPECTION DIVISION, 558-6096. FOR A FINAL INSPECTION APPOINTMENT, NEW OR REPLACEMENT SHEATING AND SKYLIGHTS REQUIRES A SEPARATE BUILDING PERMIT

APPROVED BY ISSUANCE
JAN 17 2007

BLDG. FORM 318

APPLICANT NUMBER
20070177-17911

OSHA APPROVAL REQUIRED
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE COUNTER ISSUANCE

0 NUMBER OF PLAN SETS 1/1/08

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

NO VIOLATIONS

DATE FILED 01/19/07	PLUMBING PERMIT NO.	(1) STREET ADDRESS OF JOB 1964 POSE ST	BLOCK & LOT 683-16
PERMIT NO. 1109163	ISSUED JAN 17 2007	(2A) ESTIMATED COST OF JOB 11,000.00	(2B) REVISED COST 11,000.00 DATE: 01/15/07

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(1A) TYPE OF CONSTR. UN	(1A) NO. OF STORIES OF OCCUPANCY 4	(1A) NO. OF BASEMENTS AND CELLARS 0	(1A) PRESENT USE Apt	(1A) OCCUP. CLASS R1	(1A) NO. OF DWELLING UNITS 11		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(1A) TYPE OF CONSTR. UN	(1A) NO. OF STORIES OF OCCUPANCY 4	(1A) NO. OF BASEMENTS AND CELLARS 0	(1A) PROPOSED USE (LEGAL USE) Apt	(1A) OCCUP. CLASS R1	(1A) NO. OF DWELLING UNITS 11		
(10) IS AUTO DRIVEWAY 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"/>
(14) GENERAL CONTRACTOR T&K Roofing Co 1164 Pose St ADDRESS: 1164 POSE ST CITY: MILLBREE ZIP: 94030		(15) OWNER NAKAI 1964 POSE ST ADDRESS: 1964 POSE ST CITY: ZIP: 94030		PHONE: 415-7621-1307 CALIF. LIC. NO. 76515 EXPIRATION DATE: 06/30/07		BTRC# 650-922-0168 PHONE (FOR CONTACT BY DEPT.)	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Remove old layers, and 2 layers of #28 fiber glass base and apply modified bitumen with aluminum roofing.							
ADDITIONAL INFORMATION							
(17) DOES THE 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 THE ALTERATION CREATE DECK OR WORK 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) CONSTRUCTION	ADDRESS		CALIF. CERTIFICATE NO.				
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER UNKNOWN)				ADDRESS			

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts See Sec 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX

OWNER ARCHITECT
 APSSFF AGENT
 CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

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

6000-62 (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 claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

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

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

() I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Fund
Policy Number: 1002519 01/14/08

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

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

() V. I certify as the owner (or the agent for the owner) that in the performance of the work for which the 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: 01/19/06

ORIGINAL

OFFICIAL COPY



RENOVATION AND ROOFING

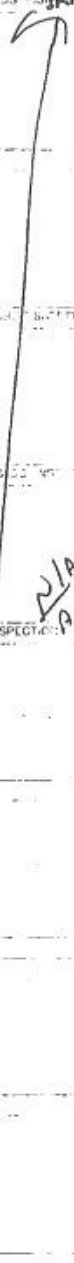
PLEASE CALL THE BUILDING DEPARTMENT AT 558-6888 FOR A FINAL INSPECTION AND PERMIT SIGNATURE. A 24 HOUR WORKING PERIOD WILL BE REQUIRED FOR THE ROOFING WORK. WORK ON THIS PERMIT MUST BE COMPLETED BY 5:00 PM ON THE DATE OF THE PERMIT EXPIRES. ANY ELECTRICAL OR MECHANICAL WORK MUST BE COMPLETED PRIOR TO THE PERMIT EXPIRES.

RENOVATION AND ROOFING PERMIT NO. 123456789

ISSUED: JAN 10 2017

<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	OFFICE COPY
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	
<input type="checkbox"/>	APPROVED:	

NOTIFIED MR.	DATE:	REASON:
NOTIFIED MR.	DATE:	REASON:
NOTIFIED MR.	DATE:	REASON:
NOTIFIED MR.	DATE:	REASON:
NOTIFIED MR.	DATE:	REASON:
NOTIFIED MR.	DATE:	REASON:
NOTIFIED MR.	DATE:	REASON:
NOTIFIED MR.	DATE:	REASON:
NOTIFIED MR.	DATE:	REASON:
NOTIFIED MR.	DATE:	REASON:



*N/A
A/C*

SECTION - NOTIFY DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

Signatures of all parties responsible for the work shall be provided to the Building Department upon completion of the project. The Building Department shall retain a copy of this permit and all associated documents for a period of three years.

Number of Permits:

OWNER'S AUTHORIZED AGENT: _____

OFFICIAL COPY



6. **SANITATION HAZARDS OR INSUFFICIENT FACILITIES:** Including total lack of facilities including piping and fixtures.

- a) Lack of heat or heating facilities.
- b) Inoperative heating facilities such as:
 - 1. Missing portable heater or dedicated circuit defective or lacking.
 - 2. Missing radiator.

8. **MISCELLANEOUS CONDITIONS:** Conditions not defined above but that substantially and materially render a unit of the building uninhabitable including:

- a) Severe roof leaks.
- b) Loss of utilities as a result of fire:
 - 1. By disconnection of the building utilities.
 - 2. By damage to the unit itself.
- c) Gross contamination of the unit by chemicals, sewage or other substances.

9. **DEMOLITION:** This includes demolition of a unit(s) or demolition of the building.

10. **VOLUNTARY WORK:** Including rehabilitation, alteration, remodeling work by the owner which will necessitate the displacement of any residential tenants.

I hereby certify that I have read the above notice. The work to be performed under the building permit for which I am applying will comply with Ordinance No. 417-86:

I will post a sign for 15 days and then return a signed posting affidavit to the "PLAN CHECK SERVICES DIVISION, DEPARTMENT OF BUILDING INSPECTION, 1660 MISSION STREET, SECOND FLOOR, SAN FRANCISCO, CALIFORNIA 94103" prior to the approval of my permit application.

I will not post a sign because it is not required. (**Note:** If the scope of work to be done changes and becomes subject to the ordinance, a new permit application must be filed and the posting requirements must be met. If this box is determined to have been incorrectly checked, your permit will be revoked.)

Job Address: 1964 Post St Permit Application No.: 2007-01-17-1791

Print Name and Signature: ALAKA
(Owner, Architect, Engineer, Authorized Agent)
Please circle applicable title above.

Date: 01/17/07

P:ATGM\SIGNPOST TGM

**DEPARTMENT OF BUILDING INSPECTION**

City & County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

**NOTICE TO APPLICANT FOR BUILDING PERMIT
SIGN POSTING REQUIRED**

Effective January 15, 1987, Ordinance No. 417-86 requires that a sign be posted in the lobby of an R-1 occupancy containing five or more units or a residential hotel containing six or more living units if alteration work is to be done that would displace tenants from their residence. The ordinance does not define the scope of work that would displace tenants; however, it does allow the Director of the Department of Building Inspection to define the term "substantially alter". If such work is to be done, a 15" x 15" sign must be posted for 15 days and shall contain the following information: The notice that the permit application has been made, the nature of the work to be performed, the means of obtaining information from the Department of Building Inspection, and the procedure for appealing the issuance of building permits. The sign must be provided by the owner of the building. Building permit applications indicating the scope of work as listed below, meet the "substantially altered" criteria and require the posting of the sign as required by Section 106.3.2.4 of the San Francisco Building Code if a tenant will actually be displaced by such work.

EXAMPLES:

1. **REMOVAL OF ILLEGAL UNIT:**
 - a) Unit cannot be legalized because of state or local codes.
 - b) Because owner chooses not to legalize the unit.
2. **ADEQUATE EXITS ARE LACKING:** Required to provide, repair or replace on exit and the work cannot be completed in one day.
3. **ELECTRICAL HAZARDS:** Exposed or bare wiring, knife switches, open fuse blocks (lacking shock protection), where these conditions exist less than seven feet above a walkway or floor.
4. **STRUCTURAL HAZARDS:** Including: a) Landslide instability; b) Loss of foundation; c) Fire damage causing imminent structural failure where the whole building or one unit is in danger of collapse or failure.
5. **GAS APPLIANCES:** Gas appliances (beyond control of the tenant) creating potentially hazardous conditions including:
 - a) Faulty venting, creating potential carbon monoxide asphyxiation.
 - b) Natural gas leaks in appliances, piping or meters.

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414
CENTRAL PERMIT BUREAU
1660 MISSION STREET
SAN FRANCISCO, CA 94103

YOUNG KIM
1964 Post St.
Appl. # J & K Roofing Co.
Address 116 P. Williams St #4
Millbrae CA 94030
S.F. CA

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 265115
Expiration Date 06/30/07

License Class C-3P
Contractor YOUNG, KIM
PRINT

SIGNATURE

Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.
architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

I am exempt under Business and Professions Code Sec. _____

Reason _____

Date 01/17/07
Architect (PRINT) _____
Agent (PRINT) _____
Owner (PRINT) _____
(SIGNATURE) _____

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5. Revised 09/05/01

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1600 Mission Street, San Francisco, California 94103-2414

DATE: 1/17/07

PERMIT APPLICANT AND AUTHORIZED AGENT DISCLOSURE AND CERTIFICATION

New Amended

Permit Application No.: 200701-171791 Job Address: 1964 POTT ST

This form must be completed in its entirety in connection with an application for a building permit (Forms 112, 318, 417, 5 and 6). The form must be amended for all new information or change in information for duration of project. Please be advised that the Department does not regulate permit expeditors/consultants or afford them preferential treatment.

A. Permit Applicant Information

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am

Check box(es):

- The owner (B) The lessee (C)
The authorized agent. Check entity(ies):
Architect (D) Engineer (D)
Contractor (E) Attorney (F)
Permit Consultant/Expediter (G)
Other (H)

Print Applicant Name JAK Roofing Co
Sign Name [Signature]

B. Owner Information

Name WAVA
Phone [Number]
Address [Address]
City State Zip

C. Lessee Information

Name
Phone
Address
City State Zip

D. Architect / Engineer Information

- None List all Architect(s)/Engineer(s) on project

1. Name
Architect Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

2. Name
Architect Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

3. Name
Architect Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

E. General Contractor Information

Note: Complete separate licensed contractor's statement also.

Name JAK Roofing Co
Phone (415) 681-1670
Firm Name JAK ROOFING FIRM
License # [Number]
Expiration Date 12/31/07
Firm address 111 Richmond Dr #11
City Millbrae CA State CA Zip 94020

- Contractor not yet selected. If this box is checked, submit an amended form when known.
Owner - Builder. If this box is checked, submit owner-builder declaration form.

F. Attorney Information

Name
Phone
Firm Name
Firm Address
City State Zip

G. Permit Consultant / Expediter

Name
Phone
Firm Name
Firm Address
City State Zip

H. Authorized Agent - Others

Name
Phone
Firm Name
Firm Address
City State Zip

Please describe your relationship with the owner

[Blank lines for relationship description]

P:\Form\CPBAuthorized Agent.doc

OFFICIAL COPY



RESIDENTIAL WINDOW REPLACEMENT (SAME SIZE & LOCATION) PROVIDE / MAINTAIN LIGHT & VENTILATION PER SFBC SEC. 1202, EGRESS WINDOW (SEC. 310.4 UBC); FIRE RATING (SECS. 503.7 SFBC, 713.8 AND 713.9 UBC); SAFETY GLASS (SECS. 2406 UBC AND 3403.11 SFBC) AS APPLICABLE PROVIDE SMOKE DETECTOR(S) PER SEC. 310.9.1 (UBC) IF VALUATION EXCEEDS \$1000

BLDG. FORM 318 APPLICATION NUMBER 2007-0709-6293 JUL 09 2007 APPROVED FOR ISSUANCE OSHA APPROVAL DECISION APPROVAL NUMBER:

COMBEN HARRIS, P.E., C.B.C. DIRECTOR/CHIEF BUILDING OFFICIAL APPROVING ORIGINAL PERMIT ADDITIONS, ALTERATIONS OR REPAIRS FORM 3 OTHER AGENCIES REVIEW REQUIRED FORM B OVER-THE COUNTER ISSUANCE 0 NUMBER OF PLAN SETS 10/01/07

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

Table with columns: DATE FILED (7/9/07), FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB (1964 Post St.), BLOCK & LOT (683 16), PERMIT NO. (1125621), ISSUED (07/09/07), (2A) ESTIMATED COST OF JOB (\$1,650.00), (2B) REVISED COST BY (1650.00), DATE.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS. LEGAL DESCRIPTION OF EXISTING BUILDING: (4A) TYPE OF CONSTR (5), (4B) NO. OF STORIES OF OCCUPANCY (4), (4C) NO. OF BASEMENTS AND CELLARS (0), (4D) PRESENT USE (Multi-Family Resi), (4E) OCCUP. CLASS (R-1), (4F) NO. OF DWELLING UNITS (11). DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: (5A) TYPE OF CONSTR (5), (5B) NO. OF STORIES OF OCCUPANCY (4), (5C) NO. OF BASEMENTS AND CELLARS (0), (5D) PROPOSED USE (Multi-Family Resi), (5E) OCCUP. CLASS (R-1), (5F) NO. OF DWELLING UNITS (11). (10) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED? YES NO. (11) WORK STREET SPACE TO BE USED DURING CONSTRUCTION? YES NO. (12) ELECTRICAL WORK TO BE PERFORMED? YES NO. (13) PLUMBING WORK TO BE PERFORMED? YES NO. (14) GENERAL CONTRACTOR: Ames Billingsley Inc., 418 Bayshore Blvd., 94124, 824-1077, 260873, 5/31/09. (15) OWNER - LESSEE (CROSS OUT ONE): Nancy Takeshita, 1964 Post St., San Francisco, 94115, 650/872-0227. (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): Install 3 replacement windows: Apt #6 Not visible from street. U-VALUE .38-.52. NO Change In Size. All In Kind.

ADDITIONAL INFORMATION. (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO. (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT. (19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES NO. (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT. (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACES BE REPAIRED OR ALTERED? YES NO. (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO. (23) ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION) ADDRESS. (24) IF CERTIFICATE NO.

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 carrying more than 750 volts See Sec. 305, 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 drawings all existing materials must have a clearance of not less than two inches from all electrical wires or equipment. CHECK APPROPRIATE BOX: OWNER ARCHITECT, LESSEE AGENT, CONTRACTOR ENGINEER.

NOTICE TO APPLICANT. HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions. In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II), or (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below. I hereby affirm under penalty of perjury one of the following declarations: I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier Redwood Fire, Policy Number W6A3-6938. 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 therewith 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: [Signature] Date: 7/9/07

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)

ORIGINAL

OFFICIAL COPY



REDEVELOPMENT AGENCY
PERMITTING INFORMATION SHEET
(BASE SIZE & LOCATION)
PROVIDE 1. MAINTAIN LIGHT & THRU LIGHT
1503. EGRESS WINDOW (SEC. 3100.2.1)
1503.203.1.1 AND 1503.203.1.2
(SECS. 2408.1 AND 2408.11)
APPROVED FOR THE CITY OF SAN FRANCISCO
JUL 09 2007
PROVIDE 2. MORE DETECTOR(S) (SEC. 919.1)
APPROVED FOR THE CITY OF SAN FRANCISCO
JUL 09 2007

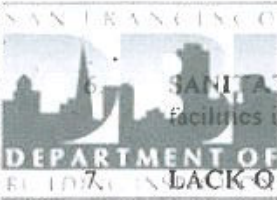
<input type="checkbox"/>	APPROVED: <i>N/A</i>	DEPARTMENT OF CITY PLANNING	NOTIFIED MR. DATE: REASON:
<input checked="" type="checkbox"/>	APPROVED: <i>windows replaced in-kind only no chgs in config or existing</i>	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. DATE: REASON: <i>N/A MWD 7/9/07</i>
<input checked="" type="checkbox"/>	APPROVED: <i>Merlin Cayabyab, PEI JUL 09 2007</i>	MECHANICAL ENGINEER, DEPT OF BLDG INSPECTION	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: <i>N/A</i>	CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED:	BUREAU OF ENGINEERING	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED:	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED:	REDEVELOPMENT AGENCY	NOTIFIED MR. DATE: REASON:
<input checked="" type="checkbox"/>	APPROVED: <i>per CFC # 419963 legal use is 11 apt units + 3 flats For work stated only 2.7/19/07</i>	HOUSING INSPECTION DIVISION	NOTIFIED MR. DATE: REASON:

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

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

Number of attachments OWNER'S AUTHORIZED AGENT _____

OFFICIAL COPY



SANITATION HAZARDS OR INSUFFICIENT FACILITIES: Including total lack of facilities including piping and fixtures.

LACK OF HEAT:

- a) Lack of heat or heating facilities.
 - b) Inoperative heating facilities such as:
 - 1. Missing portable heater or dedicated circuit defective or lacking.
 - 2. Missing radiator.
8. **MISCELLANEOUS CONDITIONS:** Conditions not defined above but that substantially and materially render a unit of the building uninhabitable including:
- a) Severe roof leaks.
 - b) Loss of utilities as a result of fire:
 - 1. By disconnection of the building utilities.
 - 2. By damage to the unit itself.
 - c) Gross contamination of the unit by chemicals, sewage or other substances.
9. **DEMOLITION:** This includes demolition of a unit(s) or demolition of the building.
10. **VOLUNTARY WORK:** Including rehabilitation, alteration, remodeling work by the owner which will necessitate the displacement of any residential tenants.

I hereby certify that I have read the above notice. The work to be performed under the building permit for which I am applying will comply with Ordinance No. 417-86:

I will post a sign for 15 days and then return a signed posting affidavit to the "PLAN CHECK SERVICES DIVISION, DEPARTMENT OF BUILDING INSPECTION, 1660 MISSION STREET, SECOND FLOOR, SAN FRANCISCO, CALIFORNIA 94103" prior to the approval of my permit application.

I will not post a sign because it is not required. (**Note:** If the scope of work to be done changes and becomes subject to the ordinance, a new permit application must be filed and the posting requirements must be met. If this box is determined to have been incorrectly checked, your permit will be revoked.)

Job Address: 1964 Post Permit Application No.: 2007.07.09.6293

Print Name and Signature: ZAZUETA [Signature]
(Owner, Architect, Engineer, Authorized Agent)
Please circle applicable title above.

Date: 7/9/07

P:ATGMSIGNPOST TGM

**DEPARTMENT OF BUILDING INSPECTION**

City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

**NOTICE TO APPLICANT FOR BUILDING PERMIT
SIGN POSTING REQUIRED**

Effective January 15, 1987, Ordinance No. 417-86 requires that a sign be posted in the lobby of an R-1 occupancy containing five or more units or a residential hotel containing six or more living units if alteration work is to be done that would displace tenants from their residence. The ordinance does not define the scope of work that would displace tenants; however, it does allow the Director of the Department of Building Inspection to define the term "**substantially alter**". If such work is to be done, a 15" x 15" sign must be posted for 15 days and shall contain the following information: The notice that the permit application has been made, the nature of the work to be performed, the means of obtaining information from the Department of Building Inspection, and the procedure for appealing the issuance of building permits. The sign must be provided by the owner of the building. Building permit applications indicating the scope of work as listed below, meet the "substantially altered" criteria and require the posting of the sign as required by Section 106.3.2.4 of the San Francisco Building Code if a tenant will actually be displaced by such work.

EXAMPLES:

1. **REMOVAL OF ILLEGAL UNIT:**
 - a) Unit cannot be legalized because of state or local codes.
 - b) Because owner chooses not to legalize the unit.
2. **ADEQUATE EXITS ARE LACKING:** Required to provide, repair or replace on exit and the work cannot be completed in one day.
3. **ELECTRICAL HAZARDS:** Exposed or bare wiring, knife switches, open fuse blocks (lacking shock protection), where these conditions exist less than seven feet above a walkway or floor.
4. **STRUCTURAL HAZARDS:** Including: a) Landslide instability; b) Loss of foundation; c) Fire damage causing imminent structural failure where the whole building or one unit is in danger of collapse or failure.
5. **GAS APPLIANCES:** Gas appliances (beyond control of the tenant) creating potentially hazardous conditions including:
 - a) Faulty venting, creating potential carbon monoxide asphyxiation
 - b) Natural gas leaks in appliances, piping or meters.

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

CENTRAL PERMIT BUREAU

1660 MISSION STREET
SAN FRANCISCO, CA 94103

Appl. #

2007.07.09.6293

Address

1964 Post St.

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 260873

License Class B0 61

Expiration Date 5/31/07

Contractor Ames Billingsley Inc.

PRINT

SIGNATURE

Owner-Bullder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

I am exempt under Business and Professions Code Sec. _____

Reason _____

Architect (PRINT) _____

Date _____ Agent (PRINT) _____

Owner (PRINT) NANCY TAGESHITA

(SIGNATURE) _____

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5. Revised 09/05/01

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

DATE:

PERMIT APPLICANT AND AUTHORIZED AGENT
DISCLOSURE AND CERTIFICATION

New
Amended

Permit Application No.: Job Address: 1964 Post St.

This form must be completed in its entirety in connection with an application for a building permit (Forms 1/2, 3/B, 4/7, 5 and 6). The form must be amended for all new information or change in information for duration of project. Please be advised that the Department does not regulate permit expeditors/consultants or afford them preferential treatment.

A. Permit Applicant Information

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am

Check box(es):

- The owner (B)
The lessee (C)
The authorized agent. Check entity(s):
Architect (D)
Engineer (E)
Contractor (E)
Attorney (F)
Permit Consultant/Expeditors (G)
Other (H)

Print Applicant Name MICHAEL R. ZAZUETA
Sign Name [Signature]

B. Owner Information

Name
Phone
Address
City State Zip

C. Lessee Information

Name
Phone
Address
City State Zip

D. Architect / Engineer Information

None List all Architect(s)/Engineer(s) on project:

1. Name
Architect Engineer
Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

2. Name
Architect Engineer
Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

3. Name
Architect Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

E. General Contractor Information

Note: Complete separate licensed contractor's statement also.

Name Ames Billingsley Inc.
Phone 415-824-1077
Firm Name
License # 260873
Expiration Date 05/31/07
Firm address 418 Bayshore Blvd.
San Francisco, CA 94124
City State Zip

- Contractor not yet selected. If this box is checked, submit an amended form when known.
Owner - Builder. If this box is checked, submit owner-builder declaration form.

F. Attorney Information

Name
Phone
Firm Name
Firm Address
City State Zip

G. Permit Consultant / Expeditors

Name
Phone
Firm Name
Firm Address
City State Zip

H. Authorized Agent - Others

Name
Phone
Firm Name
Firm Address
City State Zip

Please describe your relationship with the owner

OFFICIAL COPY



RESIDENTIAL WINDOW REPLACEMENT
(SAME SIZE & LOCATION)

PROVIDE / MAINTAIN LIGHT & VENTILATION PER SFBC SEC. 203, EIGHT (8) WINDOW (SEC. 310.4 UBC); FIRE RATING SECS. 503.7 SFBC, 713.8 AND 713.9 UBC); SAFETY GLASS (SECS. 2496 UBC AND 3403.11 SFBC) AS APPLICABLE

PROVIDE SMOKE DETECTOR(S) PER SEC. 310.9.1 (UBC) IF VALUATION EXCEEDS \$1000

APPROVED
Dept. of Building Inspection

JUL 31 2007

Sam Hasenin
ISAM HASENIN, P.E., C.D.S.
DIRECTOR/CHIEF BUILDING OFFICER
DEPT. OF BUILDING INSPECTION

BLDG. FORM 318
APPLICANT NUMBER: 1007-0131-8986
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

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

NUMBER OF PLAN SETS: 10-1-07

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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

DATE FILED: 7-31-07	PLUMBING RECEIPT NO.	(1) STREET ADDRESS OF JOB: 1964 Post St.	BLOCK & LOT: 683 16
PERMIT NO: 1127815	ISSUED: 7-31-07	(2A) ESTIMATED COST OF JOB: \$1,000.00	(2B) FEE COST: 00 DATE: 7/31/07

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(4) TYPE OF CONSTR: SA	(5A) NO. OF STORIES OF OCCUPANCY: 4	(6A) NO. OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: Multi Family RESI	(8A) OCCUP. CLASS: R-1	(9A) NO. OF DWELLING UNITS: 11		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4) TYPE OF CONSTR: SA	(5A) NO. OF STORIES OF OCCUPANCY: 4	(6A) NO. OF BASEMENTS AND CELLARS: 0	(7A) PROPOSED USE (LEGAL USE): Multi Family RESI	(8A) OCCUP. CLASS: R-1	(9A) NO. OF DWELLING UNITS: 11		
(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"/>

(14) GENERAL CONTRACTOR: Ames Billingsley Inc. 418 Bayshore Blvd. 94124 PHONE: 824-1077 CALIF. LIC. NO: 260873 EXPIRATION DATE: 5/31/09

(15) OWNER - LESSEE (CROSS OUT ONE): Nancy Takeshita 1964 Post St., 94115 PHONE FOR CONTACT BY DEPT: 650/872-0227

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS GOOD SUFFICIENT):
Install 2 replacement windows *NOT VIEWING FROM STREET*
U-VALUE = .38-.52

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 THE ALTERATION CREATE (ECC) OR (ECC)2 EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE EXTENDING FLOOR AREA	SO. 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-BUILDING COLLISION IF YES, SHOW ON FLOOR 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 CONSTRUCTION): ADDRESS: CALIF. CERTIFICATE NO.

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO LENDER OR CONSTRUCTION LENDER, ENTER UNKNOWN): ADDRESS:

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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

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

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

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

CHECK APPROPRIATE BOX:
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

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 (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 compliance 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. I have and will maintain a certificate of contract to suit insured for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance name and policy number are:
Carrier: Redwood Fire
Policy Number: WGA3-6938

III. The cost of the work to be done is \$100 or less.

IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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

Sam Hasenin 7/31/07
Signature of Applicant or Agent Date

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 THERETO WILL BE COMPLIED WITH.

8003-03 (REV. 1/02)

ORIGINAL

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED: _____ For plumbing inspection scheduling call 554-3300. For electrical inspection scheduling call 554-3300. If electrical plan review is approved without site inspection, approval of the building. Work authorized must be in strict accordance with all applicable codes. Any additional plumbing work shall require appropriate separate permits.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ N/A	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION BEDROOM EGRESS WINDOWS clear 20 in. wide minimum clear 24 in. height minimum 5.7 sq.ft. net clear opening Window sill within 44 in. of floor SFBC 310.4	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input checked="" type="checkbox"/>	APPROVED: _____ legal use per CPC 419963, 11 APTS HOUSING INSPECTION DIVISION 7-31-07	DATE: _____ REASON: _____ NOTIFIED MR. _____

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

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

Number of attachments OWNER'S AUTHORIZED AGENT _____

OFFICIAL COPY



SANITATION HAZARDS OR INSUFFICIENT FACILITIES: Including total lack of facilities including piping and fixtures.

LACK OF HEAT:

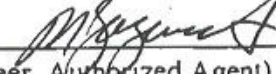
- a) Lack of heat or heating facilities.
 - b) Inoperative heating facilities such as:
 - 1. Missing portable heater or dedicated circuit defective or lacking.
 - 2. Missing radiator.
8. **MISCELLANEOUS CONDITIONS:** Conditions not defined above but that substantially and materially render a unit of the building uninhabitable including:
- a) Severe roof leaks.
 - b) Loss of utilities as a result of fire:
 - 1. By disconnection of the building utilities.
 - 2. By damage to the unit itself.
 - c) Gross contamination of the unit by chemicals, sewage or other substances.
9. **DEMOLITION:** This includes demolition of a unit(s) or demolition of the building.
10. **VOLUNTARY WORK:** Including rehabilitation, alteration, remodeling work by the owner which will necessitate the displacement of any residential tenants.

I hereby certify that I have read the above notice. The work to be performed under the building permit for which I am applying will comply with Ordinance No. 417-86:

I will post a sign for 15 days and then return a signed posting affidavit to the "PLAN CHECK SERVICES DIVISION, DEPARTMENT OF BUILDING INSPECTION, 1660 MISSION STREET, SECOND FLOOR, SAN FRANCISCO, CALIFORNIA 94103" prior to the approval of my permit application.

I will not post a sign because it is not required. (**Note:** If the scope of work to be done changes and becomes subject to the ordinance, a new permit application must be filed and the posting requirements must be met. If this box is determined to have been incorrectly checked, your permit will be revoked.)

Job Address: 1964 Fort St Permit Application No.: _____

Print Name and Signature: LAZUETA 
(Owner, Architect, Engineer, Authorized Agent)
Please circle applicable title above.

Date: 7/31/02
P:ATGMSIGNPOST TGM

**DEPARTMENT OF BUILDING INSPECTION**

City and County of San Francisco

1560 Mission Street, San Francisco, California 94103-2414

**NOTICE TO APPLICANT FOR BUILDING PERMIT
SIGN POSTING REQUIRED**

Effective January 15, 1987, Ordinance No. 417-86 requires that a sign be posted in the lobby of an R-1 occupancy containing five or more units or a residential hotel containing six or more living units if alteration work is to be done that would displace tenants from their residence. The ordinance does not define the scope of work that would displace tenants; however, it does allow the Director of the Department of Building Inspection to define the term "substantially alter". If such work is to be done, a 15" x 15" sign must be posted for 15 days and shall contain the following information: The notice that the permit application has been made, the nature of the work to be performed, the means of obtaining information from the Department of Building Inspection, and the procedure for appealing the issuance of building permits. The sign must be provided by the owner of the building. Building permit applications indicating the scope of work as listed below, meet the "substantially altered" criteria and require the posting of the sign as required by Section 106.3.2.4 of the San Francisco Building Code if a tenant will actually be displaced by such work.

EXAMPLES:

1. **REMOVAL OF ILLEGAL UNIT:**
 - a) Unit cannot be legalized because of state or local codes.
 - b) Because owner chooses not to legalize the unit.
2. **ADEQUATE EXITS ARE LACKING:** Required to provide, repair or replace on exit and the work cannot be completed in one day.
3. **ELECTRICAL HAZARDS:** Exposed or bare wiring, knife switches, open fuse blocks (lacking shock protection), where these conditions exist less than seven feet above a walkway or floor.
4. **STRUCTURAL HAZARDS:** Including: a) Landslide instability; b) Loss of foundation; c) Fire damage causing imminent structural failure where the whole building or one unit is in danger of collapse or failure.
5. **GAS APPLIANCES:** Gas appliances (beyond control of the tenant) creating potentially hazardous conditions including:
 - a) Faulty venting, creating potential carbon monoxide asphyxiation.
 - b) Natural gas leaks in appliances, piping or meters.

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414
CENTRAL PERMIT BUREAU
1660 MISSION STREET
SAN FRANCISCO, CA 94103

Appl. # 2007-07-31-8286
Address 1964 Post St.

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 260873

License Class B0 61

Expiration Date 5/31/07

Contractor Ames Billingsley Inc.

PRINT
[Signature]
SIGNATURE

Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.
architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

I am exempt under Business and Professions Code Sec. _____

Reason _____

Architect (PRINT) _____

Date 7/31/07 Agent (PRINT) NANCY TARESHITA

Owner (PRINT) _____

(SIGNATURE) _____

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5. Revised 09/05/01

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

DATE: 7/31/07

PERMIT APPLICANT AND AUTHORIZED AGENT
DISCLOSURE AND CERTIFICATION

New
Amended

Permit Application No.: 1007-07-3182-86 Job Address: 1964 POST ST.

Title form must be completed in its entirety in connection with an application for a building permit (Form 112, 318, 417, 5 and 6). The form must be amended for all new information or change in information for duration of project. Please be advised that the Department does not regulate permit expeditors/consultants or afford them preferential treatment.

A. Permit Applicant Information

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am

Check box(es):

- The owner (B)
The lessee (C)
The authorized agent. Check entity(ies):
Architect (D)
Engineer (E)
Contractor (E)
Attorney (F)
Permit Consultant/Expediter (G)
Other (H)

Print Applicant Name MICHAEL R. ZAZUETA
Sign Name [Signature]

B. Owner Information

Name NANCY TAKEISHITA
Phone 650-872-0227
Address 1964 POST ST SF CA 94115
City State Zip

C. Lessee Information

Name
Phone
Address
City State Zip

D. Architect / Engineer Information

None List all Architect(s)/Engineer(s) on project

1. Name
Architect Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

2. Name
Architect Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

3. Name
Architect Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

E. General Contractor Information

Note: Complete separate licensed contractor's statement also.

Name Ames Billingsley Inc.
Phone 415-824-1077
Firm Name
License # 260873
Expiration Date 05/31/07
Firm address 418 Bayshore Blvd. San Francisco, CA 94124
City State Zip

- Contractor not yet selected. If this box is checked, submit an amended form when known.
Owner - Builder. If this box is checked, submit owner-builder declaration form.

F. Attorney Information

Name
Phone
Firm Name
Firm Address
City State Zip

G. Permit Consultant / Expediter

Name
Phone
Firm Name
Firm Address
City State Zip

H. Authorized Agent - Others

Name
Phone
Firm Name
Firm Address
City State Zip

Please describe your relationship with the owner

P:\Form\CPBA\Authorized Agent.doc

OFFICIAL COPY



RESIDENTIAL WINDOW REPLACEMENT
(SAME SIZE & LOCATION)

PROVIDE MAINTAIN EXISTING VENTILATION PERMITS PER SEC. 1203.4 FOR WINDOW(S) WITH 3/4" OR 1" CLEARANCE FROM CLASS (SECS. 501.7.5.1 AND 713.9 AND 713.9.1) UNLESS SPECIFICALLY APPROVED BY THE DEPARTMENT OF BUILDING INSPECTION.

PROVIDE SMOKE DETECTOR(S) PER SEC. 310.2.1 (UBC) IF VALUATION EXCEEDS \$1000.

APPROVED

APPROVED FOR ISSUANCE

19 2007

DEPT. OF BUILDING INSP.

OCT 19 2007

BLDG. FORM 318

APPLICATION NUMBER: 20071019-945

complaint #

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS: *10-08* (M)

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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

DATE FILED: 10/19/07	PLING FEE RECEIPT NO:	(1) STREET ADDRESS OF JOB: 1964 Post St.	BLOCK & LOT: 683 16
PERMIT NO: 1136542	ISSUED: 10-19-08	(2A) ESTIMATED COST OF JOB: \$2,425.00	(2B) REVISED COST OF JOB: <i>2425.00</i> (M)
		DATE: 10/19/07	

OSHA APPROVAL REQ.

APPROVAL NUMBER:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1A) TYPE OF CONSTR.: 5	(2A) NO. OF STORES OF OCCUPANCY: 3	(3A) NO. OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: Apartments	(8A) OCCUP. CLASS: R-1	(9A) NO. OF DWELLING UNITS: 12
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONSTR.: 5	(5) NO. OF STORES OF OCCUPANCY: 3	(6) NO. OF BASEMENTS AND CELLARS: 0	(7) PROPOSED USE (LEGAL USE): Apartments	(8) OCCUP. CLASS: R-1	(9) NO. OF DWELLING UNITS: 12

(10) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? YES NO

(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO

(12) ELECTRICAL WORK TO BE PERFORMED? YES NO

(13) PLUMBING WORK TO BE PERFORMED? YES NO

(14) GENERAL CONTRACTOR: Ames Billingsley Inc., 418 Bayshore Blvd., 94124, 824-1077, 260873, 5/31/09

(15) OWNER - LESSEE (CROSS OUT ONE): Nancy Takeshita, 1964 Post St., 650/703-4394

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):
Install 5 replacement windows: *NOT VISIBLE FROM STREET*
U-VALUE = 38-.52
All to be Replaced To Kind

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: <i>FT.</i>	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE FLOOR AREA: <i>SO FT.</i>
(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 DISSEMINATING 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 CONSTRUCTION): ADDRESS: CALIF. CERTIFICATE NO.

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

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco 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. 365, 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 well 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 drawings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX:
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

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 such claims, demands or actions.

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

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

() I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

() II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: Farmers Insurance
Policy Number: A1911 98 52

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

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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

Signature of Applicant or Agent: *[Signature]* Date: 10/19/07

ORIGINAL

APPLICANTS CERTIFICATION

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

9003-03 (REV. 1/02)

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

district inspector at the start of
 4086. For the purpose of scheduling call
 electrical inspection, please call 499-0030.
 This is approved with the condition that
 or electrical plan revision. The work must be done in
 accordance with all applicable codes. Any electrical
 work that requires appropriate permits.

Gas
 Kirk Means, DBI
 OCT 19 2007

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: _____
 REASON: _____

NOTIFIED MR. _____
 DATE: _____
 REASON: _____

NOTIFIED MR. _____
 DATE: _____
 REASON: _____

NOTIFIED MR. _____
 DATE: _____
 REASON: _____

NOTIFIED MR. _____
 DATE: _____
 REASON: _____

NOTIFIED MR. _____
 DATE: _____
 REASON: _____

NOTIFIED MR. _____
 DATE: _____
 REASON: _____

NOTIFIED MR. _____
 DATE: _____
 REASON: _____

NOTIFIED MR. _____
 DATE: _____
 REASON: _____

NOTIFIED MR. _____
 DATE: _____
 REASON: _____

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

APPROVED: *N/A*

DEPARTMENT OF CITY PLANNING

APPROVED: *N/A 83 10/19/07* *Replace "In Kind"*

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED: *N/A*

MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED: Legal use per CFC# 44963 FOR WORK STATED ONLY
 No. of units 4 Flrs. of Occ. 3

HOLDING INSPECTION DIVISION *10-19-2007*

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

Number of attachments OWNER'S AUTHORIZED AGENT _____

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

CENTRAL PERMIT BUREAU

1660 MISSION STREET

SAN FRANCISCO, CA 94103

Appl. # 200710195945

Address 1864 Post St.

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 260873

License Class B0 61

Expiration Date 5/31/07

Contractor Ames Billingsley Inc.

PRINT

SIGNATURE

Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

I am exempt under Business and Professions Code Sec. _____

Reason _____

Architect (PRINT) _____

Date 10/19/07

Agent (PRINT) _____

Owner (PRINT) NANCY TAKASHITA

(SIGNATURE) _____

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5. Revised 09/05/01

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

DATE: 10/19/07

PERMIT APPLICANT AND AUTHORIZED AGENT
DISCLOSURE AND CERTIFICATION

New
Amended

Permit Application No.: 200710195945 Job Address: 1964 Post St

This form must be completed in its entirety in connection with an application for a building permit (Forms 1/2, 3/8, 4/7, 5 and 6). The form must be amended for all new information or change in information for duration of project. Please be advised that the Department does not regulate permit expeditors/consultants or afford them preferential treatment.

A. Permit Applicant Information

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am

Check box(es):

- The owner (B)
The lessee (C)
The authorized agent. Check entity(s):
Architect (D)
Engineer (E)
Contractor (E)
Attorney (F)
Permit Consultant/Expediter (G)
Other (H)

Print Applicant Name MICHAEL R. TAZUETA

Sign Name [Signature]

B. Owner Information

Name NANCY TAKESHITA
Phone (650) 703-4394
Address 1964 Post St
City SF State CA Zip 94

C. Lessee Information

Name
Phone
Address
City State Zip

D. Architect / Engineer Information

None
List all Architect(s)/Engineer(s) on project:

1. Name
Architect
Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

2. Name
Architect
Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

3. Name
Architect
Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

E. General Contractor Information

Note: Complete separate licensed contractor's statement also.

Name Ames Billingsley Inc.
Phone 415-824-1077
Firm Name
License # 260873
Expiration Date 05/31/07
Firm address 418 Bayshore Blvd.
San Francisco, CA 94124
City State Zip

- Contractor not yet selected. If this box is checked, submit an amended form when known.
Owner - Builder. If this box is checked, submit owner-builder declaration form.

F. Attorney Information

Name
Phone
Firm Name
Firm Address
City State Zip

G. Permit Consultant / Expediter

Name
Phone
Firm Name
Firm Address
City State Zip

H. Authorized Agent - Others

Name
Phone
Firm Name
Firm Address
City State Zip

Please describe your relationship with the owner

[Blank lines for relationship description]



SANITATION HAZARDS OR INSUFFICIENT FACILITIES: Including total lack of facilities including piping and fixtures.

LACK OF HEAT:


- a) Lack of heat or heating facilities.
 - b) Inoperative heating facilities such as:
 - 1. Missing portable heater or dedicated circuit defective or lacking.
 - 2. Missing radiator.
8. **MISCELLANEOUS CONDITIONS:** Conditions not defined above but that substantially and materially render a unit of the building uninhabitable including:
- a) Severe roof leaks.
 - b) Loss of utilities as a result of fire:
 - 1. By disconnection of the building utilities.
 - 2. By damage to the unit itself.
 - c) Gross contamination of the unit by chemicals, sewage or other substances.
9. **DEMOLITION:** This includes demolition of a unit(s) or demolition of the building.
10. **VOLUNTARY WORK:** Including rehabilitation, alteration, remodeling work by the owner which will necessitate the displacement of any residential tenants.

I hereby certify that I have read the above notice. The work to be performed under the building permit for which I am applying will comply with Ordinance No. 417-86:

I will post a sign for 15 days and then return a signed posting affidavit to the "PLAN CHECK SERVICES DIVISION, DEPARTMENT OF BUILDING INSPECTION, 1660 MISSION STREET, SECOND FLOOR, SAN FRANCISCO, CALIFORNIA 94103" prior to the approval of my permit application.

I will not post a sign because it is not required. (Note: If the scope of work to be done changes and becomes subject to the ordinance, a new permit application must be filed and the posting requirements must be met. If this box is determined to have been incorrectly checked, your permit will be revoked.)

Job Address: 1964 Post St Permit Application No.: 200710195945

Print Name and Signature: ZAZUETA 
 (Owner, Architect, Engineer, Authorized Agent)
 Please circle applicable title above.

Date: 10/19/07

**DEPARTMENT OF BUILDING INSPECTION**

City & County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

**NOTICE TO APPLICANT FOR BUILDING PERMIT
SIGN POSTING REQUIRED**

Effective January 15, 1987, Ordinance No. 417-86 requires that a sign be posted in the lobby of an R-1 occupancy containing five or more units or a residential hotel containing six or more living units if alteration work is to be done that would displace tenants from their residence. The ordinance does not define the scope of work that would displace tenants; however, it does allow the Director of the Department of Building Inspection to define the term "substantially alter". If such work is to be done, a 15" x 15" sign must be posted for 15 days and shall contain the following information: The notice that the permit application has been made, the nature of the work to be performed, the means of obtaining information from the Department of Building Inspection, and the procedure for appealing the issuance of building permits. The sign must be provided by the owner of the building. Building permit applications indicating the scope of work as listed below, meet the "substantially altered" criteria and require the posting of the sign as required by Section 106.3.2.4 of the San Francisco Building Code if a tenant will actually be displaced by such work.

EXAMPLES:

1. **REMOVAL OF ILLEGAL UNIT:**
 - a) Unit cannot be legalized because of state or local codes.
 - b) Because owner chooses not to legalize the unit.
2. **ADEQUATE EXITS ARE LACKING:** Required to provide, repair or replace on exit and the work cannot be completed in one day.
3. **ELECTRICAL HAZARDS:** Exposed or bare wiring, knife switches, open fuse blocks (lacking shock protection), where these conditions exist less than seven feet above a walkway or floor.
4. **STRUCTURAL HAZARDS:** Including: a) Landslide instability; b) Loss of foundation; c) Fire damage causing imminent structural failure where the whole building or one unit is in danger of collapse or failure.
5. **GAS APPLIANCES:** Gas appliances (beyond control of the tenant) creating potentially hazardous conditions including:
 - a) Faulty venting, creating potential carbon monoxide asphyxiation.
 - b) Natural gas leaks in appliances, piping or meters.

OFFICIAL COPY



APPROVED

Dept. of Building Insp.

JAN 30 2008

RESIDENTIAL WINDOW REPLACEMENT (SAME SIZE & LOCATION)

PROVIDE / MAINTAIN LIGHT & VENTILATION PER SEC. 310.4 UBC, SEC. 1203. EGRESS WINDOW (SEC. 310.4 UBC), FIRE RATING (SECS. 1001, 1008, 713.8 AND 713.9 UBC), SAFETY GLASS (SECS. 2406 UBC AND 3403.11 SFBC) AS APPLICABLE

PROVIDE SMOKE DETECTOR(S) PER SEC 310.9.1 (UBC) VALUATION EXCEEDS \$1000

BLDG. FORM 3/8

2008/01/30/300

APPLICATION NUMBER

OSHA APPROVAL REQ. APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE COUNTER ISSUANCE

NUMBER OF PLAN SETS 10/1/08

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

OFFICE COPY

Form with fields: DATE FILED (1-25-08), PERMITS REC. NO., (1) STREET ADDRESS OF JOB (1964 Post St.), BLOCK & LOT (683 16), PERMIT NO. (1145031), ISSUED (1/30/08), (2A) ESTIMATED COST OF JOB (\$1,875.00), (2B) REVISED COST (1,875), DATE (1/30/08)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with columns: (6A) TYPE OF CONSTR., (6A1) NO. OF STORES OF OCCUPANCY (4), (6A2) NO. OF BASEMENTS AND CELLARS (0), (7A) PRESENT USE (APARTMENTS), (8A) OCCUP. CLASS (R-2), (8A1) NO. OF DWELLING UNITS (11)

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with columns: (6B) TYPE OF CONSTR., (6B1) NO. OF STORES OF OCCUPANCY (4), (6B2) NO. OF BASEMENTS AND CELLARS (0), (7B) PROPOSED USE (LEGAL USE) (APARTMENTS), (8B) OCCUP. CLASS (R-2), (8B1) NO. OF DWELLING UNITS (11)

Table with columns: (10) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED?, (11) WILL STREET SPACE BE USED DURING CONSTRUCTION?, (12) ELECTRICAL WORK TO BE PERFORMED?, (13) PLUMBING WORK TO BE PERFORMED?

(14) GENERAL CONTRACTOR: Ames Billingsley Inc., 418 Bayshore Blvd., 94124, 824-1077, 260873, 5/31/09

(15) OWNER - LESSEE (GROSS DLT ONE): Nancy Takeshita, 2340 Shannon Dr., South San Francisco 94080, 650/872-0227

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT). Install 3 replacement windows: NOT VISIBLE FROM STREET. U-VALUE = 0.22. APPLICABLE REGS. WINDOW WILL COMPLY WITH 310.4 FOR FILL RATIO. HPT# 8

ADDITIONAL INFORMATION

Table with columns: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) IF (17) IS YES STATE NEW HEIGHT AT CENTER LINE OF FRONT, (19) DOES THIS ALTERATION CREATE DECK OR HOURL EXTENSION TO EXISTING BUILDING?, (20) IF (19) IS YES STATE NEW GROUND FLOOR AREA, (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?, (22) ANY OTHER EXISTING BLDG ON LOT (IF YES SHOW ON PLOT PLAN), (23) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?

(25) ARCHITECT OR ENGINEER DESIGN: [] CONSTRUCTION [] ADDRESS

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code. No portion of building or structure or scaffolding used during construction to be closer than 6' to any area containing more than 750 volts. See Sec 305, 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, [] AGENT, [] ENGINEER, [] CONTRACTOR.

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 coverage below. I hereby affirm under penalty of perjury one of the following declarations: (i) 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. (ii) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: Farmers, Policy Number: A1911 98 52. (iii) The cost of the work to be done is \$100 or less. (iv) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code that the permit herein applied for shall be deemed revoked. (v) I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a copy of the form with the Central Permit Bureau. Signature of Applicant: [Signature], Date: 1/30/08

9003-03 (REV. 1/02)

ORIGINAL

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

<p>Building Inspector at the start of work call plumbing inspection scheduling call 558-6030 mechanical inspection scheduling call 558-6030 Electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.</p>		<p>By <u>EMILIE GREEN, DBI</u> JAN 30 2008</p>	<p>DATE: <u>1/26/08</u> REASON: <u>OK to process</u></p>
<p><input type="checkbox"/> APPROVED: BEDROOM EGRESS WINDOWS clear 20 in. wide minimum clear 24 in. height minimum 5.0 sq.ft. net clear opening Window sill within 44 in. of floor SFBC 310.4</p>	<p>DEPARTMENT OF CITY PLANNING</p>	<p><u>NA</u></p>	<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p><input type="checkbox"/> APPROVED:</p>	<p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p><input type="checkbox"/> APPROVED:</p>	<p>MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p><input type="checkbox"/> APPROVED:</p>	<p>CIVIL ENGINEER, DEPT OF BLDG INSPECTION</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p><input type="checkbox"/> APPROVED:</p>	<p>BUREAU OF ENGINEERING</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p><input type="checkbox"/> APPROVED:</p>	<p>DEPARTMENT OF PUBLIC HEALTH</p>		<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p><input type="checkbox"/> APPROVED:</p>	<p>REDEVELOPMENT AGENCY</p>	<p>Legal use per CFC# <u>419963</u> No. of units <u>11</u> Firs. of Occ. <u>3</u></p>	<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>
<p><input type="checkbox"/> APPROVED:</p>	<p>HOUSING INSPECTION DIVISION</p>	<p><u>1-25-08</u></p>	<p>NOTIFIED MR. _____ DATE: _____ REASON: _____</p>

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

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

Number of attachments OWNERS AUTHORIZED AGENT _____

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

DATE: 1/30/08

PERMIT APPLICANT AND AUTHORIZED AGENT
DISCLOSURE AND CERTIFICATION

New Amended

Permit Application No.: 2008/01/30/3606 Job Address: 1964 Post St

This form must be completed in its entirety in connection with an application for a building permit (Forms 1/2, 3/8, 4/7, 5 and 6). The form must be amended for all new information or change in information for duration of project.

A. Permit Applicant Information

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am

Check box(es):

- The owner (B) The lessee (C)
The authorized agent. Check entity(s):
Architect (D) Engineer (E)
Contractor (E) Attorney (F)
Permit Consultant/Expediter (G)
Other (H)

Print Applicant Name MICHAEL R. ZAZUETA

Sign Name [Signature]

B. Owner Information

Name ANANCY TAKEISHITA
Phone (650) 872-0227
Address 2340 SHANNON DR.
S.F. CA 94080
City State Zip

C. Lessee Information

Name
Phone
Address
City State Zip

D. Architect / Engineer Information

None List all Architect(s)/Engineer(s) on project:

1. Name Architect Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

2. Name Architect Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

3. Name Architect Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

E. General Contractor Information

Note: Complete separate licensed contractor's statement also.

Name Ames Billingsley Inc.
Phone 415-824-1077
Firm Name
License # 260873
Expiration Date 05/31/07
Firm address 418 Bayshore Blvd.
San Francisco, CA 94124
City State Zip

- Contractor not yet selected. If this box is checked, submit an amended form when known.
Owner - Builder. If this box is checked, submit owner-builder declaration form.

F. Attorney Information

Name
Phone
Firm Name
Firm Address
City State Zip

G. Permit Consultant / Expediter

Name
Phone
Firm Name
Firm Address
City State Zip

H. Authorized Agent - Others

Name
Phone
Firm Name
Firm Address
City State Zip

Please describe your relationship with the owner

OFFICIAL COPY



6. **SANITATION HAZARDS OR INSUFFICIENT FACILITIES:** Including total lack of facilities including piping and fixtures.

- a) Lack of heat or heating facilities.
- b) Inoperative heating facilities such as:
 - 1. Missing portable heater or dedicated circuit defective or lacking.
 - 2. Missing radiator.

8. **MISCELLANEOUS CONDITIONS:** Conditions not defined above but that substantially and materially render a unit of the building uninhabitable including:

- a) Severe roof leaks.
- b) Loss of utilities as a result of fire:
 - 1. By disconnection of the building utilities.
 - 2. By damage to the unit itself.
- c) Gross contamination of the unit by chemicals, sewage or other substances.

9. **DEMOLITION:** This includes demolition of a unit(s) or demolition of the building.

10. **VOLUNTARY WORK:** Including rehabilitation, alteration, remodeling work by the owner which will necessitate the displacement of any residential tenants.

I hereby certify that I have read the above notice. The work to be performed under the building permit for which I am applying will comply with Ordinance No. 417-86:

I will post a sign for 15 days and then return a signed posting affidavit to the "PLAN CHECK SERVICES DIVISION, DEPARTMENT OF BUILDING INSPECTION, 1660 MISSION STREET, SECOND FLOOR, SAN FRANCISCO, CALIFORNIA 94103" prior to the approval of my permit application.

I will not post a sign because it is not required. (**Note:** If the scope of work to be done changes and becomes subject to the ordinance, a new permit application must be filed and the posting requirements must be met. If this box is determined to have been incorrectly checked, your permit will be revoked.)

Job Address: 1964 Post St Permit Application No. _____

Print Name and Signature: ZAZUETA
(Owner, Architect, Engineer, Authorized Agent)
Please circle applicable title above:

Date: 1/30/08

PVTGMSIGNPOST TGM

**DEPARTMENT OF BUILDING INSPECTION**

County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

**NOTICE TO APPLICANT FOR BUILDING PERMIT
SIGN POSTING REQUIRED**

Effective January 15, 1987, Ordinance No. 417-86 requires that a sign be posted in the lobby of an R-1 occupancy containing five or more units or a residential hotel containing six or more living units if alteration work is to be done that would displace tenants from their residence. The ordinance does not define the scope of work that would displace tenants; however, it does allow the Director of the Department of Building Inspection to define the term "substantially alter". If such work is to be done, a 15" x 15" sign must be posted for 15 days and shall contain the following information: The notice that the permit application has been made, the nature of the work to be performed, the means of obtaining information from the Department of Building Inspection, and the procedure for appealing the issuance of building permits. The sign must be provided by the owner of the building. Building permit applications indicating the scope of work as listed below, meet the "substantially altered" criteria and require the posting of the sign as required by Section 106.3.2.4 of the San Francisco Building Code if a tenant will actually be displaced by such work.

EXAMPLES:

1. **REMOVAL OF ILLEGAL UNIT:**
 - a) Unit cannot be legalized because of state or local codes.
 - b) Because owner chooses not to legalize the unit.
2. **ADEQUATE EXITS ARE LACKING:** Required to provide, repair or replace on exit and the work cannot be completed in one day.
3. **ELECTRICAL HAZARDS:** Exposed or bare wiring, knife switches, open fuse blocks (lacking shock protection), where these conditions exist less than seven feet above a walkway or floor.
4. **STRUCTURAL HAZARDS:** Including: a) Landslide instability; b) Loss of foundation; c) Fire damage causing imminent structural failure where the whole building or one unit is in danger of collapse or failure
5. **GAS APPLIANCES** Gas appliances (beyond control of the tenant) creating potentially hazardous conditions including
 - a) Faulty venting, creating potential carbon monoxide asphyxiation
 - b) Natural gas leaks in appliances, piping or meters.

OFFICIAL COPY



Gavin Newsom, Mayor
Fred V. Abadi, Ph.D., Director



(415) 554-5810
FAX (415) 554-5843
http://www.sfdpw.org

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager

STREET SPACE NEEDS ASSESSMENT / WAIVER FORM

RESIDENTIAL OR COMMERCIAL CIRCLE ONE

JOB LOCATION 1964 Post St. APPLICATION # 2008/01/30/3606
Please complete the following checklist so that we may help you access your construction phase needs for street space

CONSTRUCTION ACTIVITIES	YES	NO
Occupy sidewalk space (staging, materials, crane)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Occupy parking strip	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Occupy traffic lane	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Place debris box in street	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Place scaffolding on sidewalk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restrict parking / construction zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construct pedestrian barricade / construction fence	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Repair or warp sidewalk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Modify or change curb and gutter	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Work on building façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Provide Title 24 access to building at entry	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construct or modify driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alter slope or construct special sidewalk surface	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Build any structure in sidewalk area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plant trees and/or landscape strips in sidewalk area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Demolition work of any kind	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Grading work of any kind	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alteration work over: \$100,000 (Residential) or \$300,000 (Commercial)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utility work extending into sidewalk or street area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed work will change the use of the building	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Work is new construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IF YOU HAVE ANSWERED YES TO ANY OF THE ABOVE, CONSULT WITH BSM STAFF AT FIRST COUNTER OR CALL US AT 558-6060.

IF YOU HAVE ANSWERED NO TO ALL OF THE QUESTIONS ABOVE, READ AND SIGN THAT YOU ACKNOWLEDGE THE FOLLOWING STATEMENT.

I, the undersigned, have been advised that in accordance with City and County of San Francisco Public Works Code Article 15 Sec. 724, Sec. 724.3, I am required to apply and pay for a Street Space Permit.

I do not wish to apply and pay for the Street Space Permit because I will not need any street space to do this project. Should I use any street space, without first obtaining proper Street Space Permit, I will be subject to a fine of \$1,000 per day.

Print Name

Signature of Applicant

Date

1/30/08

J/Permits Forms/Street Space Needs Assessment doc

"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

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

CENTRAL PERMIT BUREAU

1660 MISSION STREET
SAN FRANCISCO, CA 94103

Appl. # 2008/01/30/3606

Address 1964 Post St

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 260873

License Class B0 61

Expiration Date 5/31/09

Contractor Ames Billingsley Inc.

PRINT

SIGNATURE

Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

I am exempt under Business and Professions Code Sec. _____

Reason _____

Architect (PRINT) _____

Date 11/30/08

Agent (PRINT) _____

Owner (PRINT) NANCY TAKAHITA

(SIGNATURE) _____

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5. Revised 09/05/01



APPROVED
City of Building Insp.
FIRE
DEC 08 2017

SOFT STORY RETROFIT per SFBC Chapter 4D
Engineering Criteria (Required to mark one):
 FEMA P-807 ASCE 41-13 ASCE 41-06
 2016 CEBC Appendix A-4 Other rational design

BLDG. FORM 318

2017-09-13-8001
APPLICATION NUMBER
OSMA APPROVAL REF ID

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

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

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE
2 NUMBER OF PLAN SETS *OM* DO NOT WRITE ABOVE THIS LINE.

DATE FILED 9-13-17	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 1964 POST	BLOCK & LOT 0683/016
PERMIT NO. 144477	ISSUED 12/8/17	(2A) ESTIMATED COST OF JOB \$80,000	(2B) REVISED COST BY: DATE \$80,000 11/9/17

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. V-B	(5A) NO. OF STORIES OF OCCUPANCY 4	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE APARTMENTS	(8A) OCCUP. CLASS R-2	(9A) NO. OF DWELLING UNITS 112
(4) TYPE OF CONSTR. V-B	(5) NO. OF STORIES OF OCCUPANCY 4	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) APARTMENTS	(8) OCCUP. CLASS R-2	(9) NO. OF DWELLING UNITS 121

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO

(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO

(12) ELECTRICAL WORK TO BE PERFORMED? YES NO

(13) PLUMBING WORK TO BE PERFORMED? YES NO

(14) GENERAL CONTRACTOR: *Shannon Bros* ADDRESS: ZIP: PHONE: CALIF. LIC. NO.: EXPIRATION DATE:

(15) OWNER - LESSEE (CROSS OUT ONE) ADDRESS: ZIP: BTRC#: PHONE (FOR CONTACT BY DEPT.):
KEN TAKESHITA 2340 SHANNON DR. S. SAN FRANCISCO 94080 650-872-0227

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
SEISMIC RETROFIT OF 1ST FLOOR FOR COMPLIANCE WITH
MANDATORY SEISMIC RETROFIT SOFT-STORY USING IBC-A4

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	(19) DOES THIS ALTERATION CREATE DECK OR PORCH 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 FLOT 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 OF ENGINEER (DESIGNER) (CONSTRUCTION) ADDRESS: CALIF. CERTIFICATE NO.:
DCE ERANDI 2122 ANZA ST SF. CA 059840

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

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 9" 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, and complete details of retaining walls and wall footings must be submitted to the 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 drawings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (1) or (2) designated below, or shall indicate item (1), (2), or (3), whichever is applicable. If however item (1) is checked, item (3) must be checked as well. Mark the appropriate method of compliance below.

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

() I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

() II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier _____
Policy Number _____

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

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply faithfully with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

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

APPLICANT'S CERTIFICATION

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

Signature of Applicant or Agent *[Signature]* 8/30/17
OFFICE COPY

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

<input type="checkbox"/> <p>APPROVED:</p> <p>SOFT STORY RETROFIT per SFBC Chapter 4D (The following conditions are required to mark one): <input type="checkbox"/> REMAINING STORIES (Required to mark one) <input type="checkbox"/> VIVIAN HUANG, DBI <input type="checkbox"/> SEP 13 2017 <input type="checkbox"/> OTHER FEDERAL DESIGN <input type="checkbox"/> A-A BUILDING INSPECTOR, DEPT. OF BLDG. INSP.</p>	<p>DATE: _____</p> <p>REASON: _____</p>
<input checked="" type="checkbox"/> <p>APPROVED:</p> <p>DEPARTMENT OF CITY PLANNING</p>	<p>NOTIFIED MR. _____</p> <p>DATE: 9/13/17</p> <p>REASON: OK TO ISSUE</p> <p>Bob C P.D.</p>
<input checked="" type="checkbox"/> <p>APPROVED:</p> <p>Jeff Chin, SFFD SEP 13 2017 PLEASE NOTIFY DISTRICT FIRE INSPECTOR AT THE START OF WORK 558-3300 MUST COMPLY WITH SFFC 1103.7.6.1 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<input type="checkbox"/> <p>APPROVED:</p> <p>MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<input type="checkbox"/> <p>APPROVED:</p> <p>CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<input type="checkbox"/> <p>APPROVED:</p> <p>BUREAU OF ENGINEERING</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<input type="checkbox"/> <p>APPROVED:</p> <p>DEPARTMENT OF PUBLIC HEALTH</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<input type="checkbox"/> <p>APPROVED:</p> <p>REDEVELOPMENT AGENCY</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<input checked="" type="checkbox"/> <p>APPROVED:</p> <p>Legal use per CFC # 419963 No. of Units 11 Floors of Occ. 3 FOR WORK STATED ONLY HOUSING INSPECTION DIVISION 8-30-17</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT



Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

PROPERTY OWNER'S PACKAGE

Disclosures & Forms for Owner-Builders Applying for Construction Permits

IMPORTANT! NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 1904 Post Street, San Francisco, CA

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

- Yes* 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- Yes* 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- Yes* 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- Yes* 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- Yes* 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- Yes* 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- Yes* 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless *all* work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

October 1, 2013 Property-Owner's Package 1 of 2

1660 Mission Street - San Francisco CA 94103
Office (415) 558-8088 - FAX (415) 558-6401
Website: www.sfdbi.org

OFFICIAL COPY



8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address:
1984 Post Street, San Francisco, CA

11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Signature of property owner [Signature] Date: 10.27.17

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): Mandatory Soft-Story Retrofit

Project Location or Address: 1984 Post Street, San Francisco, CA

Name of Authorized Agent: Paul Chan, PCTC Engineering Tel No. 415-508-7262

Address of Authorized Agent: 2622 Anza Street, San Francisco, CA 94121

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Property Owner's Signature: [Signature] Date: 10.27.17



Edwin M. Lee, Mayor
Tom C. Hui, S.E., Director

NOTICE TO APPLICANT FOR BUILDING PERMIT SIGN POSTING REQUIRED

Effective January 15, 1987, Ordinance No. 417-86 requires that a sign be posted in the lobby of an R-1 occupancy containing five or more units or a residential hotel containing six or more living units if alteration work is to be done that would displace tenants from their residence. The ordinance does not define the scope of work that would displace tenants; however, it does allow the Director of the Department of Building Inspection to define the terms "substantially alter". If such work is to be done, a 15" x 15" sign must be posted for 15 days and shall contain the following information: The notice that the permit application has been made, the nature of the work to be performed, the means of obtaining information from the Department of Building Inspection, and the procedure for appealing the issuance of building permits. The sign must be provided by the owner of the building. Building permit applications indicating the scope of work as listed below, meet the "substantially altered" criteria and require the posting of the sign as required by Section 106.3.2.4 of the San Francisco Building Code if a tenant will actually be displaced by such work.

EXAMPLES:

1. **REMOVAL OF ILLEGAL UNIT:**
 - a. Unit cannot be legalized because of state or local codes.
 - b. Because owner chooses not to legalize the unit.
2. **ADEQUATE EXITS ARE LACKING:** Required to provide, repair or replace on exit and the work cannot be completed in one day.
3. **ELECTRICAL HAZARDS:** Exposed or bare wiring, knife switches, open fuse blocks (lacking shock protection), where these conditions exist less than seven feet above a walkway or floor.
4. **STRUCTURAL HAZARDS:** Including:
 - a. Landslide instability;
 - b. Loss of foundation;
 - c. Fire damage causing imminent structural failure where the whole building or one unit is in danger of collapse or failure.
5. **GAS APPLIANCES:** Gas appliances (beyond control of the tenant) creating potentially hazardous conditions including:
 - a. Faulty venting, creating potential carbon monoxide asphyxiation.
 - b. Natural gas leaks in appliances, piping or meters.

1660 Mission Street – San Francisco CA 94103
Office (415) 558-6088 – FAX (415) 558-6401
Website: www.sfdbi.org

OFFICIAL COPY



6. **SANITATION HAZARDS OR INSUFFICIENT FACILITIES:** Including total lack of facilities including piping and fixtures.

7. **LACK OF HEAT:**

- a. Lack of heat or heating facilities.
- b. Inoperative heating facilities such as:
 - 1. Missing portable heater or dedicated circuit defective or lacking
 - 2. Missing radiator

8. **MISCELLANEOUS CONDITIONS:** Conditions not defined above but that substantially and materially render a unit of the building uninhabitable including:

- a. Severe roof leaks
- b. Loss of utilities as a result of fire:
 - 1. By disconnection of the building utilities
 - 2. By damage to the unit itself
- c. Gross contamination of the unit by chemicals, sewage or other substances.

9. **DEMOLITION:** This include demolition of a unit(s) or demolition of the building.

10. **VOLUNTARY WORK:** Including rehabilitation, alteration, remodeling work by the owner which will necessitated the displacement of any residential tenants.

I hereby certify that I have read the above notice. The work to be performed under the building permit for which I am applying will comply with Ordinance No. 417-86:

I will post a sign for 15 days and then return a signed posting affidavit to the "CENTRAL PERMIT BUREAU, DEPARTMENT OF BUILDING INSPECTION, 1660 MISSION STREET, FIRST FLOOR, SAN FRANCISCO, CALIFORNIA 94103" prior to the approval of my permit application.

I will not post a sign because it is not required. (**Note:** If the scope of work to be done changes and becomes subject to the ordinance, a new permit application must be filed and the posting requirements must be met. If this box is determined to have been incorrectly checked, your permit will be revoked).

Job Address: 1964 POST Permit Application No: 2017-0913-8007

Print Name and Signature: PAUL CHAN
(Owner, Architect, Engineer, Authorized Agent)
Please circle applicable title above

Date: 12/8/17

OFFICIAL COPY



City and County of San Francisco
Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 1964 Post Street 0683/016
(number) (street) (block and lot)

Permit Application No: 2017-0913-8007 Type of Construction: I-B Stories: 4 Dwelling Units: 11

Basements: 0 Occupancy Classification: R-2 No. of Guestrooms: 0 with cooking facilities: 0

Description of Construction: Compliance with mandatory Soft Story Retrofit per SFEBB Chapter 4D. Engineering Criteria 2016 CEBC Appendix A-4.

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109A of the San Francisco Building Code.

Any change in the use or occupancy of these premises--or any change to the building or premises--could cause the property to be in violation of the Municipal Codes of the City and County of San Francisco and, thereby, would invalidate this Certificate of Final Completion and Occupancy. A copy of this Certificate shall be maintained on the premises and shall be available at all times. Another copy of this Certificate should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the Municipal Codes of the City and County of San Francisco.

This certificate issued on: March 5, 2019

Tom C. Hui
Tom C. Hui, S.E., C.B.O., Director

by: James L. Kelly
(Signature) Building Inspector
James L. Kelly
Printed Name

Copies: White (original to microfilm), Blue (to property owner), Yellow (to Building Inspector), Pink (to Housing Inspector)

5003-M-36 (Rev. 1/15)

EXHIBIT D

SF
R35
#12

DOCUMENTS DEPT.
SAN FRANCISCO
PUBLIC LIBRARY

Redevelopment Plan
for the Western Addition
Approved Redevelopment
Project Area A-2

SAN FRANCISCO REDEVELOPMENT AGENCY

REDEVELOPMENT PLAN FOR THE
WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT
AREA A-2

APPROVED JULY 21, 1964 BY RESOLUTION NO. 51-64 OF
THE SAN FRANCISCO REDEVELOPMENT AGENCY

The preparation of this plan was financed
in part through a Federal advance
from the Urban Renewal Administration of
the Housing and Home Finance Agency
under the provisions of
Title I of the Housing Act of 1949 as amended

REDEVELOPMENT PLAN
for the
WESTERN ADDITION APPROVED
REDEVELOPMENT PROJECT
AREA A-2

CONTENTS

	<u>PART ONE</u>	<u>PAGE</u>
I	Description of Project	1
	A. Project Description and Boundaries	1
	B. Existing Conditions	3
	C. Summary of Proposed Actions	3
II	Project Plan	4
	A. Purposes of the Plan	4
	B. Land Use Plan	4
	C. Land Use Provisions and Development Standards Standards for Development	5 Between 5 and 6
	D. Variances	10
	E. Alternate Land Uses	10
III	Project Plan Proposals	10
	A. Owner Participation	10
	B. Land Acquisition	11
	C. Property Management	11
	D. Relocation	11
	E. Land Disposition	11
	F. Redeveloper's Obligations	12
IV	Other Plan Provisions	13
	A. Moderate Income and Senior Citizen Housing	13
	B. Public Housing	13
	C. Rehabilitation	13
	D. Financial Plan	14
	E. Actions by the City	22
	F. Payment for Property Condemned	22
	G. Enforcement of the Plan	22
	H. Duration of the Plan	23
	I. Severability	23
	J. Procedure for Amendment	23

PART TWO

Map I	--	Land Use Map
Map II	--	Property Retention; Rehabilitation and Acquisition Map

REDEVELOPMENT PLAN
for the
WESTERN ADDITION APPROVED REDEVELOPMENT
PROJECT AREA A-2

The Redevelopment Plan (hereinafter called the "Plan") for the Western Addition Approved Redevelopment Project Area A-2 (hereinafter called the "Project") consists of two parts:

Part One is composed of the following text

Part Two consists of Map I, Land Use Map, and Map II,
Property Retention, Rehabilitation and Acquisition Map

PART ONE

The Plan was prepared in accordance with the California Community Redevelopment Law. The Plan conforms to the Master Plan of the City and County of San Francisco insofar as said Master Plan applies to the Project. The Redevelopment Agency of the City and County of San Francisco (hereinafter called the "Agency") consulted with the City Planning and other departments and offices of the City and County of San Francisco in formulating the Plan.

I DESCRIPTION OF PROJECT

A. Project Description and Boundaries

The Project comprises a portion of the Western Addition Redevelopment Area, which in Ordinance No. 5082 (Series of 1939) adopted by the Board of Supervisors of the City and County of San Francisco on August 2, 1948, and as amended in Ordinance No. 7056 (Series of 1939) adopted by the said Board of Supervisors on September 22, 1952, and by Ordinance No. 591-58 adopted by the said Board of Supervisors on November 3, 1958, and by Ordinance No. 76-64 adopted by said Board of Supervisors on March 9, 1964, was designated and described as a blighted area, the redevelopment of which is necessary to effectuate the public purposes as set forth in the California Community Redevelopment Law. Said Project is delineated in Part I and is more particularly described as follows:

COMMENCING at the intersection of the northerly line of Bush Street with the easterly line of Van Ness Avenue; thence southerly along said easterly line to the southerly line of McAllister Street extended, as the same line exists west of Van Ness Avenue; thence westerly along last said southerly line and its extension to the easterly line of Franklin Street; thence southerly along last said easterly line to the southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the southerly line of Fulton Street; thence

westerly along last said southerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the southerly line of Ivy Street; thence westerly along last said southerly line to the westerly line of Buchanan Street; thence northerly along last said westerly line to the southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Webster Street; thence northerly along last said westerly line to the southerly line of Fulton Street; thence westerly along last said southerly line to the westerly line of Steiner Street; thence northerly along last said westerly line to the southerly line of Golden Gate Avenue; thence westerly along last said southerly line to the westerly line of Pierce Street; thence northerly along last said westerly line to the southerly line of Eddy Street; thence westerly along last said southerly line to a point on the southerly line of Eddy Street, said point being 87.50 feet easterly of the intersection of the southerly line of Eddy Street and the easterly line of Divisadero Street; thence southerly 137.50 feet along the easterly line of Lot 19 of Assessor's Block 1128 to a point on the northerly line of Lot 16 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 16, 18.50 feet to the easterly line of said Lot 16; thence southerly along said easterly line of said Lot 16, 27.50 feet to a point on the northerly line of Lot 15 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 15, 0.167 feet to the easterly line of said Lot 15; thence southerly along last said easterly line 110.00 feet to a point on the northerly line of Turk Street, said point being the southeasterly corner of said Lot 15; thence continuing on a prolongation of the easterly line of said Lot 15 to the southerly line of Turk Street; thence westerly along last said southerly line to the westerly line of St. Joseph's Avenue extended; thence northerly along last said westerly line and its extension to the westerly extension of the center line of O'Farrell Street as the same exists easterly of Broderick Street; thence easterly along last said center line to the center line of Pierce Street; thence southerly along the last said center line to the center line of Ellis Street; thence easterly along the last said center line to the center line of Steiner Street; thence northerly along the last said center line to a point on a line parallel with and perpendicularly distant 120 feet northerly from the northerly line of O'Farrell Street; thence at right angles easterly along said parallel line 171.875 feet; thence at right angles northerly 17.50 feet; thence at right angles easterly 137.50 feet; thence at right angles northerly 6 feet; thence at right angles easterly 137.50 feet to a point on the westerly line of Fillmore Street distant thereon 131.50 feet southerly from the southerly line of Geary Street; thence running to a point on the easterly line of Fillmore Street, said point being 137.50 feet southerly from the southerly line of Geary Street; thence easterly parallel to said line of Geary Street to the center line of Webster Street; thence southerly along the last said center line to the center line of O'Farrell Street; thence easterly along the last said center line to the center line of Hollis Street; thence southerly along the last said center line to the southerly line of Ellis Street; thence easterly along the last said southerly line to a point on a line drawn southerly, parallel with and perpendicularly distant 156.25 feet westerly from the westerly line of Buchanan Street and its northerly production; thence southerly along said parallel line 137.50 feet; thence at right angles easterly along the westerly production and along the center line of Willow Street 190.625 feet to the point of intersection of the center line of Willow Street and the northerly production of the easterly line of Buchanan Street; thence southerly along last said easterly line to the northerly line of Turk Street; thence

easterly along last said northerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the northerly line of Golden Gate Avenue; thence easterly along last said northerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the center line of Eddy Street; thence easterly along last said center line to the center line of Gough Street; thence northerly along the last said center line to the center line of Willow Street; thence easterly along the last said center line 98.975 feet; thence at right angles northerly to the center line of Ellis Street; thence easterly along the last said center line to the center line of Franklin Street; thence northerly along the last said center line to the center line of Post Street; thence westerly along the last said center line to the westerly line of Steiner Street; thence northerly along the last said westerly line to the northerly line of Bush Street; thence easterly along the last said northerly line to the point of commencement.

B. Existing Conditions

The Project is now a predominantly residential area characterized by conditions of blight which include residential buildings unfit and unsafe for occupancy; mixed and shifting uses; overcrowded dwelling units; inadequate provision for ventilation, light, sanitation and open spaces; obsolete platting; economic dislocation; and depressed property values. These conditions contribute substantially and increasingly to the problems of, and necessitate disproportionate expenditures for preservation of public health and safety, adequate police protection, crime prevention, correction, prosecution and punishment, treatment of juvenile delinquency, fire and accident prevention, and other public services and facilities.

C. Summary of Proposed Actions

The Agency in accordance with and pursuant to applicable Federal, State and local laws will remedy, or cause to be remedied, conditions causing blight presently existing in the Project by:

1. Rehabilitation, alteration, modernization, general improvement or any combination thereof (hereinafter called Rehabilitation) of certain existing structures;
2. Acquisition of real property by purchase, gift, devise, exchange, condemnation or any other lawful means;
3. Relocation of the occupants presently residing in structures which are acquired; or as necessary, in structures subject to rehabilitation;
4. Demolition, removal or clearance of certain existing buildings and structures on land acquired by the Agency;
5. Arrangement with proper authorities for the vacation and realignment of certain streets, utilities, and other rights-of-way;

6. Reservation of certain areas for public streets, rights-of-way and other public purposes;
7. Installation and relocation of necessary site improvements, utilities, and facilities;
8. Formulation and administration of rules and regulations for owner participation;
9. Formulation and administration of rules governing reasonable preference to persons who are engaged in business in the project area to re-enter in business within the redeveloped area;
10. Sale or lease of all land acquired by the Agency for reuse in accordance with the Plan and such additional conditions as may be imposed by the Agency in any manner authorized by law in order to carry out the purposes of redevelopment.

II PROJECT PLAN

A. Purposes of the Plan

The purposes of the actions proposed by the Plan are to:

1. Provide the framework within which restoration of the economic and social health of the Project Area and its environs will be accomplished by private actions.
2. Guide and stimulate the development of sound and attractive residences available to persons of varied incomes and ages, with emphasis on the provision of moderate-priced private housing for families of moderate income and for the elderly.
3. Guide development toward the production of a satisfying and urbane living and working environment preserving and enhancing the unique social, cultural and esthetic qualities of the City.
4. Stimulate and attract private investment to improve the City's economic health and expand the tax base.

B. Land Use Plan

The Project shall be redeveloped predominantly in residential uses of medium and high densities in accordance with the Master Plan of the City and County of San Francisco. Certain areas within the Project will be used for commercial, residential with commercial, institutional and public purposes.

If fully developed according to the standards of the Plan the total medium density use will result in a range of 4500 to 5000 private dwelling units at an approximate density of one hundred forty (140) persons per net acre and the total high density use will result in a range of 1300 to 1500 private

dwelling units at an approximate density of two hundred (200) persons per net acre. These in addition to the present 208 public housing units which will remain will result in a range of 5800 to 6500 dwellings including existing and new units.

The redevelopment of Project land shall be limited to those uses and in those areas indicated on the Land Use Map and the Property Retention, Rehabilitation and Acquisition Map and, unless designated for public uses, development in the Project shall be subject to the provisions and minimum standards hereinafter set forth in Paragraph C of this Section II, "Land Use Provisions and Standards for Development". Public rights-of-way, easement lines, and land use district boundaries shall be generally as indicated on said maps and are subject to minor adjustments at the time of detailed engineering studies.

C. Land Use Provisions and Development Standards

To achieve the purposes of the Plan, the Agency shall review and approve the specific plans, including landscaping plans and sign plans, for all development.

Proposed designs will be evaluated as to the manner in which they achieve the objectives of the Plan and a distinguished architectural expression.

In the disposition of land the Agency may establish detailed design criteria for specific parcels to insure an attractive and harmonious urban design and may implement these criteria with appropriate provisions in the disposition documents.

In order to achieve the purposes of the Plan the development and use of land within the Project shall be in accordance with land use provisions and standards set forth in this Paragraph C. The standards for development applicable to the use-districts shown on the Land Use Map are as shown on the table, STANDARDS FOR DEVELOPMENT, following this page.

1. Type, Size, Height, Number, and Use of Buildings

Application of land use and other development regulations contained herein, (including the table STANDARDS FOR DEVELOPMENT) pertinent State and local codes and ordinances, and the number and size of land parcels will determine the type, size, height, number and use of buildings in the area.

2. Light, Air, and Privacy

Space shall be maintained between separate buildings to provide adequate light, air, and privacy.

3. Open Space

The minimum amount of open space in areas to be developed for private use shall be determined by the application of development standards. Application of

STANDARDS FOR DEVELOPMENT		REDEVELOPMENT PLAN FOR THE WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA A-2		OPEN SPACE REQUIREMENTS	
USE DISTRICTS	INTENT	PERMITTED USES 1/2, 3/2, 4/2, 5/2	PERMITTED DENSITY OF DEVELOPMENT	PERMITTED DENSITY OF DEVELOPMENT	OPEN SPACE REQUIREMENTS
RM RESIDENTIAL MEDIUM-DENSITY	Provide for medium-density residential development and supporting facilities.	Churches, schools, cultural institutions, private clubs or lodges, and convalescent hospitals. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	For parcels of 9,000 sq. ft. or more, Not less than 200 sq. ft. of lot area for each Agency Room. 6/ For parcels of less than 9,000 sq. ft. 2,500 sq. ft. of lot area for 1st dwelling unit 1,000 sq. ft. of lot area for 2nd dwelling unit 600 sq. ft. of lot area for 3rd dwelling unit 700 sq. ft. of lot area for 4th dwelling unit plus, for each subsequent dwelling unit, not less than 200 sq. ft. of lot area for each Agency Room. 5/	Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. In addition, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles) in the amount of 100 square feet for the first Agency Room 6/ in each unit plus 25 square feet for each additional Agency Room 6/. The minimum dimension of usable space is 6 feet.	
RH RESIDENTIAL HIGH-DENSITY	Provide for high-density residential development and supporting facilities.	Churches, schools, cultural institutions, hospitals, convalescent hospitals, residence clubs, and private clubs or lodges. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	For parcels of 9,000 sq. ft. or more, Not less than 150 sq. ft. of lot area for each Agency Room. 6/ For parcels of less than 9,000 sq. ft. 2,500 sq. ft. of lot area for 1st dwelling unit 1,000 sq. ft. of lot area for 2nd dwelling unit 600 sq. ft. of lot area for 3rd dwelling unit 400 sq. ft. of lot area for 4th dwelling unit plus, for each subsequent dwelling unit, not less than 150 sq. ft. of lot area for each Agency Room. 5/	Buildings shall be grouped to provide protected open space for recreational purposes and to provide safe and convenient pedestrian routes. In addition, each dwelling unit shall be provided with level usable open space (not accessible to motor vehicles) in the amount of 80 square feet for the first Agency Room 5/ in each unit plus 20 square feet for each additional Agency Room. 5/ The minimum dimension of usable space is 6 feet.	
RN RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL	Provide for specialized neighborhood centers basically residential but permitting (1) small convenience and service establishments; (2) specialized retail-industrial establishments related to the cultural condition or tradition of the neighborhood.	Residential development, including auxiliary facilities. Churches, schools, cultural institutions, convalescent hospitals, and private clubs or lodges. Shopping and service establishments to meet the needs of persons residing or working in the neighborhood area. Specialized uses relating to the cultural tradition of the neighborhood. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Residential density shall be governed by provisions of Use District R-H (except notes 1/2, 3/2, 4/2, 5/2, and 6/ of the Agency Street Use Ordinance, which shall apply). Uses, other than residential, specifically permitted by the Agency may be permitted in addition to residential use but not to exceed 1 square foot of gross floor area for each square foot of lot area.	As appropriate to the specific development proposed and as approved by the Agency. For residential use the provisions of Use District R-H shall apply.	
CC COMMERCIAL COMMUNITY SHOPPING	Provide for shopping, personal service, commercial recreational, and other establishments to meet the needs of residents and workers within the community area and residential development specifically designed to be intermixed with commercial uses.	Business and professional offices, retail stores, eating and drinking establishments, automobile sales and ancillary repair and service establishments, including necessary supporting facilities, and residential development when specifically designed to be intermixed with other permitted uses. Churches, schools, cultural institutions, meeting halls, private clubs or lodges, printing and publishing establishments, and post offices. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted nonresidential uses shall not exceed 1 square foot of gross floor area for each square foot of lot area. In addition, residential uses may be intermixed at a density governed by the provisions of Use District R-H.	As appropriate to the specific development proposed and as approved by the Agency. For residential use the provisions of Use District R-H shall apply.	
CI COMMERCIAL GENERAL, INTERMEDIATE DENSITY	Provide for intermediate-density business, commercial, and other uses to serve primarily a city-wide or regional market.	Retail stores, personal service establishments, eating and drinking establishments, businesses, and professional offices, and commercial recreational establishments. Churches, schools, cultural institutions, private clubs or lodges, printing and publishing establishments, used merchandise establishments, and limited wholesale operations related to the community area. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted uses shall not exceed 3.6 square feet of gross floor area, exclusive of floor area devoted to parking and mechanical equipment, for each square foot of lot area.	Up to 10 percent of the lot area as appropriate to the specific development proposed. For residential development the provisions of Use District RH shall apply. For other permitted uses, provisions of the appropriate use district shall apply.	
CH COMMERCIAL GENERAL HIGH-DENSITY	Provide for high-density business, commercial, and other uses to serve primarily a city-wide or regional market.	Retail stores, personal service establishments, eating and drinking establishments, automobile sales and ancillary repair and service functions, business and professional offices, and commercial recreational establishments. Churches, schools, charitable institutions, cultural institutions, antique shops, and limited wholesale establishments. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted uses shall not exceed 9 square feet of gross floor area, exclusive of floor area devoted to parking and mechanical equipment, for each square foot of lot area.	Up to 10 percent of the lot area as appropriate to the specific development proposed. For residential development the provisions of Use District RH shall apply. For other permitted uses, provisions of the appropriate use district shall apply.	
I INSTITUTIONAL	Provide for religious, educational, charitable, and cultural facilities serving the community, the city, and the region.	Religious institutions, schools, and such supporting facilities as parking, landscaping, and service. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	Permitted uses shall not exceed 3.6 square feet of gross floor area, exclusive of floor area devoted to parking and mechanical equipment, for each square foot of lot area.	Open space shall be compatible with development in adjacent use district(s).	
P PUBLIC	Provide for necessary public facilities to carry out intent of the Plan.	Public buildings and public areas, including but not necessarily limited to public schools, fire stations, parks, public malls, health centers, and Civic Center expansion. Other uses which are similar or related, including intermixtures of permitted uses on a single parcel.	For uses where density is relevant, standards shall be those applied to the adjacent use district(s).	Open space shall be compatible with development in adjacent use district(s).	

1/ Charitable public utility facilities may be located in any use district subject to approval of the Agency.
2/ Charitable institutions may be located in any use district subject to approval by the Agency and provided that the particular site in the project is not used for the collection, repair, manufacture, storage, or direct sale of goods and commodities, except where such uses are specifically permitted.
3/ Existing residential uses of properties designated on Map II as eligible for retention may be continued in such use if appropriately rehabilitated even though new residential development is not permitted in the use district in which they are located.

such standards will result in not less than 30 percent open space in the project.

Those portions of building sites not containing structures shall be landscaped so as to complement the buildings and the entire site development. Paved areas shall be treated as integral elements in a comprehensive landscape design and shall be developed with individuality and quality of construction.

The Agency shall encourage the cooperation of developers in the construction and maintenance of a comprehensive and integrated system of inviting and well-lighted greenways to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial centers, and other frequently visited facilities and places. These pedestrian routes, both on and away from public streets, should be marked with distinctive landscaping, including clusters of what will become tall trees at key junction points.

Groups of new buildings shall be so sited as to provide visually defined open spaces of a scale and type of development suitable to the surrounding building types and uses. All building site open spaces shall be landscaped in accordance with plans prepared by the redeveloper and approved by the Agency.

4. Height Limitations

Building heights shall be determined by density standards, open space, the economics of development, and the requirements of good design. The desirable urban design will involve in some instances a uniformity in building heights and, in other instances, a variety in building heights.

5. Setbacks

No new building shall be located within:

- (1) 20 feet of the north right-of-way line of Fulton Street as realigned;
- (2) 12 feet of both right-of-way lines of Turk Street as realigned.

No other setback limits are established herein. In the location of buildings, emphasis shall be placed on the enclosure of usable open space and the achievement of an attractive urban design.

6. Land Coverage

Land coverage shall be determined by the application of standards for density, floor area ratios, setbacks, open space standards, off-street parking, and the requirements of good design. Groups of structures shall be so designed as to produce an esthetically pleasing total composition.

Emphasis shall be placed on the enclosure of usable open spaces and on providing definition to the streets and public rights-of-way.

7. Off-Street Parking

Adequate parking spaces shall be provided to serve the users of all new developments and facilities established in the area. Agency review of redevelopment plans shall be based on standards for provision of adequate parking shown on the TABLE OF PARKING REQUIREMENTS following this section.

All parking spaces shall be readily accessible and shall be at least 9 feet by 19 feet exclusive of access drives, aisles, ramps, and columns and shall have a vertical clearance of at least $6\frac{1}{2}$ feet. Parking areas shall be paved and maintained so as to have an all-weather, impervious, dust-free surface with adequate drainage.

In medium density residential districts (R-M) not less than 50 percent of the parking spaces shall be covered. In high density residential districts (R-H) not less than $\frac{2}{3}$ percent of the parking spaces shall be covered.

All off-street parking spaces shall be screened from view from public rights-of-way by an appropriate fence or structure at least six feet high supplemented by suitable landscaping. Openings for access in such a screen fence shall not have a horizontal span of more than 18 feet.

Required parking spaces for multiple residential dwellings shall be located not more than 250 feet from the building served, and for other buildings not more than 800 feet from the building served.

Joint use of parking spaces may be approved by the Agency providing the Agency finds and determines that such joint use will adequately serve the needs of the joint users.

Provision of fewer parking spaces than established in the TABLE OF PARKING REQUIREMENTS may be approved by the Agency for a new development if the Agency finds and determines that such fewer spaces will adequately serve the needs of the users of the new development.

Within rehabilitation sites, parking spaces may be required up to the standards established herein consistent with the design objectives set forth in the property rehabilitation standards.

Required parking spaces may be provided by the developer alone or jointly with the developers of adjacent properties, or by a separate public or private entity if firm assurances satisfactory to the Agency are obtained of the continuing availability of spaces to property users.

TABLE OF PARKING REQUIREMENTS

<u>USE</u>	<u>MINIMUM SPACES REQUIRED</u>
Residential dwelling units (except senior citizen housing)	One parking space for each dwelling unit
Senior citizen housing, boarding house, guest house, student dormitories, and similar facilities	One parking space for each three (3) bedrooms or six (6) beds whichever is greater
Hospital, convalescent hospital, and similar facilities	One parking space for each eight (8) beds
Hotel	One parking space for each eight (8) guest bedrooms
Motel	One parking space for each guest bedroom
Theatre or auditorium	One parking space for each eight (8) seats
Church	One parking space for each ten (10) seats in excess of 100 seats
Restaurant, night club, bowling alley and similar establishments	One parking space for each 200 square feet of net floor area available to the public
Retail, office, or other commercial use in R-N District (Neighborhood Commercial)	One parking space for each 500 square feet of net rentable floor area
Retail, office, or other commercial use in C-C District (Community Commercial)	One and one-half square feet of parking area for each square foot of commercial floor area
General retail stores or business offices C-I District (General Commercial)	One parking space for each 500 square feet of net rentable floor area
General retail stores or business offices C-H District (General Commercial)	One parking space for each 1,000 square feet of net rentable floor area
Wholesale stores, service operations, repair operations and retail stores handling bulky merchandise such as automobiles located in C-I and C-H Districts (General Commercial)	One parking space for each 1,000 square feet of net rentable floor area
Storage buildings in C-I and C-H Districts (General Commercial)	One parking space for each 2,000 square feet of net rentable floor area
Medical or dental offices in R-N or C-I and C-H Districts	One parking space for each 300 square feet of net rentable floor area

NOTES:

1. In structures developed for mixed commercial and residential use parking requirements must be met for each use.
2. The provision of parking in structures is permitted and encouraged wherever appropriate.
3. Where senior citizen housing consists of dwelling units the provision of less than one parking space per dwelling unit will require a City Planning Code variance.

8. Off-Street Loading

Any use which requires the receipt or distribution of merchandise or materials by motor truck shall have access to adequate loading spaces on the building site. The following standards shall determine the need for off-street loading space:

<u>Gross Square Feet of Building Area</u>		<u>Loading Spaces</u>
Commercial buildings not including office buildings		
8,000	to 15,000	1
15,001	to 25,000	2
25,001	to 40,000	3
40,001	to 60,000	4
60,001	to 100,000	5
Each additional	50,000 or major fraction	1
Office buildings		
3,000	to 50,000	1
50,001	to 100,000	2
100,001	and over	3
Hospitals		
8,000	to 40,000	1
Each additional	40,000 or major fraction	1
Institutional		
First 50,000 or major fraction		1
Each additional 50,000 or major fraction		1
Public		
First 25,000 or major fraction		1
Each additional 50,000 or major fraction		1

Each loading space provided shall be of usable shape, accessible, and shall be not less than twelve feet in width, thirty-three feet in length, and fourteen feet in height, exclusive of access, loading platform and maneuvering area.

9. Signs

Signs erected and maintained in the project shall be specially designed and constructed to be compatible and complementary elements of the total environment. Each sign shall be of size, shape, material, colors, type of construction, method and intensity of lighting, and location to be in scale with and compatible with development on the property of which it becomes a part.

Plans for all signs shall be submitted to the Agency as a part of the development plans for each property to be developed. No exterior sign shall be constructed or maintained in the area without the written approval of the Agency.

10. Interim Parking

The Agency may use cleared land within the Project for surface parking, or lease it temporarily for such purpose, pending its conveyance to the redeveloper.

D. Variances

The land use provisions and development standards set forth above shall be applied by the Agency in order to achieve the purposes of this Plan for the redevelopment of the Project Area: provided, however, that with respect to those physical standards and requirements relating to size of buildings; height or bulk of buildings; number of buildings; light, air, and privacy; open space (other than that publicly owned); density of development; land coverage; off-street parking and loading requirements; the Agency may, in its discretion, modify such standards or requirements where, owing to unusual and special conditions, enforcement of the development standards would result in undue hardships, or would constitute an unreasonable limitation beyond the intent and purposes of such standards, subject to the condition that the Agency shall find and determine that such modification results in substantial compliance with the intent and purposes of the standards or requirements so modified.

E. Alternate Land Use

The Agency may sell or lease Project land for development in accordance with either the primary or alternate land use designated on the Land Use Map. Land having primary and alternate use designations shall be offered for sale for either use but not for both. If, subsequent to the offer of sale for one use, development of such land to the other use appears to be in the best public interest, the Agency may authorize development for such other use, subject to such conditions as it may impose. Upon completion of the improvements for the use for which the Agency authorized actual conveyance of the property, the other use designation shall cease to have force and effect.

III PROJECT PLAN PROPOSALS

A. Owner Participation

To the extent compatible with the purposes of the Plan and appropriate redevelopment of the Project, owners of real property in the Project may, subject to rules and regulations including standards for rehabilitation promulgated by the Agency, be accorded the opportunity to participate in the redevelopment of the Project. Such participation shall be contingent upon execution by such owner of a binding agreement (hereinafter called "owner participation agreement") by which the property retained or acquired will be developed and used in conformity with the Plan, the Declaration of Restrictions, and the Owner Participation Rules and Regulations promulgated by the Agency. Standards for rehabilitation will be set forth in the Owner Participation Rules and Regulations.

Owner participation necessarily will be subject to and limited by such factors as the nature, condition and use of existing improvements, the reduction of the total number of individual parcels in the Project, the elimination of certain land uses, the realignment of streets, the construction of new public facilities and improvements, and the ability of owners to finance acquisition, rehabilitation and redevelopment in accordance with the Plan and in accordance with such controls as may be found necessary to insure that redevelopment is carried out pursuant to the development standards of the Plan.

The Agency will not acquire real property which is retained by an owner under an owner participation agreement unless said owner fails, refuses or neglects to perform his obligations under said agreement. In the event of failure of an owner to participate pursuant to, and in full compliance with, the terms of an owner participation agreement, the Agency, at its option, may seek specific performance of said agreement or acquire the property of such owner participant in accordance with the provisions of said agreement and thereafter sell said property for redevelopment in accordance with the Plan.

B. Land Acquisition

1. All real property located in the Project, except as specifically exempted herein, may be acquired by the Agency by gift, devise, exchange, purchase, condemnation or any other lawful method. The public interest and necessity require the use of the power of eminent domain by the Agency to acquire those real properties in the Project which the Agency can not acquire by other lawful methods.
2. The Agency will not acquire real property owned by public bodies which will not consent to its acquisition; provided, however, that any such public property may be acquired by the Agency if it is transferred to private ownership before the Agency completes land disposition within the entire Project, unless the Agency and the private owner enter into an owner participation agreement concerning said property.

C. Property Management

Property acquired by the Agency in the Project shall be under the management and control of the Agency during its ownership of such property. Such property may be rented or leased by the Agency pending its conveyance for redevelopment.

D. Relocation

1. The Agency shall assist all persons (including families, business concerns and others) displaced by Project activities in finding other locations and facilities. In order to carry out redevelopment with a minimum of hardship to persons displaced from their homes, individuals and families shall be assisted in finding housing which is decent, safe, sanitary and within their financial means in reasonably convenient locations and otherwise suitable to their needs. In order to facilitate the rehousing of families and single persons who are displaced from their homes in the project area, the Agency will utilize aids presently available and those which may hereafter become available through City, State and Federal legislation, and for such purposes may use funds derived from any public or private source.
2. The Agency shall make relocation payments to persons (including families, business concerns and others) displaced by redevelopment, for moving expenses and direct losses of certain personal property for which reimbursement or compensation is not otherwise made. Such relocation payments shall be made pursuant to Agency rules and regulations and such payments shall be made only to the extent eligible for payment from funds made available for these specific purposes by the Federal Government or other sources.

E. Land Disposition

Subject to the provision of Section IV, all real property acquired by the Agency

in the Project which is sold or leased for development or redevelopment for private uses shall be sold or leased at prices which are not less than fair value for uses in accordance with the Plan.

Purchasers or lessees of property shall be obligated, pursuant to appropriate disposition documents, to develop and use the property for the purposes designated in the Plan, to begin development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of the Plan.

F. Redeveloper's Obligations

In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Plan, owner participation agreements, and agreements for the disposition of land by the Agency shall include provisions recognizing and requiring that:

1. The purchase of land is for redevelopment and not for speculation and reserving to the Agency such powers and controls as may be necessary to prevent transfer, retention or use of the property for speculation purposes;
2. The land shall be built upon and improved in conformity with the development standards of the Plan and the Declaration of Restrictions;
3. All developers and owner participants shall submit preliminary architectural plans, site and landscape plans and final plans including landscaping and sign plans, and specifications of the improvements proposed to be constructed on the land for architectural review and approval by the Agency in order to insure that development and construction will be carried out in a manner which will effectuate the purposes of the Plan. As a part of such plans and specifications developers and, if required by the Agency, owner participants shall submit time schedules for the commencement and completion of such improvements. All such plans and schedules shall be submitted within the time specified in the respective agreements with such developers and owner participants.
4. By and for the contracting parties, their heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer, use occupancy, tenure or enjoyment of the premises therein described, nor shall the contracting parties, or any person claiming under or through them, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees or vendees in the premises described. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land shall be submitted to the Agency for approval and all such deeds, leases or contracts shall contain the nondiscrimination and non-segregation clauses specified in Section 33436 of the California Community Redevelopment Law.

IV OTHER PLAN PROVISIONS

A. Moderate Income and Senior Citizen Housing

In accordance with community needs and objectives, a portion of the Project may be allocated and sold or leased by the Agency for construction of moderate priced private housing for sale or rental primarily to single persons, or families of moderate income or to senior citizens (persons 62 years of age or over). Families and persons displaced from their present residences by redevelopment project activities or other public action will be accorded priority in such housing in accordance with rules and regulations to be established by the Agency.

In order to insure that sales prices, rent levels and standards of construction and maintenance will be consistent with the needs of such persons and families, disposition of properties for such purposes shall be subject to the following special provisions in addition to the general provisions of this Plan:

1. The price established by the Agency for the sale of the property to the developer will take into consideration the need for moderate priced private housing and senior citizen housing in the community, and will reflect the fair value of the property for such specialized use.
2. The Agency shall require the highest maintenance, design and construction standards feasible and consistent with the achievement of low rentals and sales prices.
3. Each developer's proposal shall include the sources and methods of financing, including subsidies, if any.
4. Residential property shall normally be sold to developers offering the lowest sales prices or rentals, after consideration of the financial soundness of each proposal, the adequacy of services and maintenance to be provided, the quality of proposed design and construction, and the degree to which the needs of persons and families of moderate income and senior citizens are to be fulfilled.

B. Public Housing

In accordance with community needs and objectives, land may be allocated and sold or leased by the Agency for the construction of not to exceed two hundred (200) units of public housing in addition to existing public housing within the Project.

C. Rehabilitation

Existing structures in the Project which remain shall be rehabilitated in their entirety in accordance with applicable current codes and ordinances of the City and County of San Francisco and the State of California as supplemented and expanded by Minimum Property Rehabilitation Standards formulated by the Agency. The Standards formulated by the Agency for residential structures shall conform to and be based upon current Federal Housing Administration Minimum Property Standards for Urban Renewal Rehabilitation.

D. Financial Plan

For the purpose of carrying out the Project, the Agency will obtain a project temporary loan from the United States of America (hereinafter called the "Government") in the estimated amount of Sixty-Nine Million Six Hundred Five Thousand Six Hundred and Eighteen Dollars (\$69,605,618). The obligations evidencing the Agency's indebtedness to the Government for the project temporary loan shall be in a form satisfactory to the Government. Said obligations will not be a debt of the City and County of San Francisco, the State of California, nor any of its political subdivisions. Neither the City and County of San Francisco, the State of California nor any of its political subdivisions shall be liable on said obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency, and the obligations shall so state on their face.

The purpose for which the proceeds obtained from the project temporary loan shall be spent are: (1) the acquisition of Project land; (2) the expenses incurred through the relocation of persons residing in the Project; (3) the expenses relating to the razing, demolition or removal of buildings and other improvements in the Project; (4) the expenses in connection with the disposition of Project land; (5) the expenses of administering the Project, including interest charges, and other expenses necessary to effectuate the Plan.

The Agency will make payment on the project temporary loan obligations from the proceeds of the disposition of project land estimated at Thirty-One Million Nine Hundred Eighty Thousand Six Hundred and Twenty-Six Dollars (\$31,980,626), and from a Capital Grant from the Government estimated at Thirty-Seven Million Six Hundred and Twenty-Four Thousand Nine Hundred and Ninety-Two Dollars (\$37,624,992).

Both the project temporary loan and the Capital Grant or Grants are to be made by the Government to the Agency under the terms of a certain Contract entered into by and between the Agency and the Government.

The Capital Grant or Grants will not be made to the Agency by the Government until local grants-in-aid have been provided, as required by the Contract referred to in the preceding paragraph of the Plan.

Pursuant to the provisions of Title I of the Housing Act of 1949, as amended, the Agency will pool the non-cash local grant-in-aid credits for such site improvements and public facilities which the City and County of San Francisco and/or the San Francisco Unified School District will provide in connection with the Embarcadero-Lower Market, and the two Western Addition and Diamond Heights projects. Thus, the excess non-cash local grant-in-aid credits for site improvements and public facilities to be provided with respect to the Diamond Heights, the first Western Addition and the Embarcadero-Lower Market Projects shall be utilized to finance this second Western Addition Project.

Said site improvements and public facilities shall include, without being limited to, the items listed below for which funds are presently provided or for which funds will be provided by the Board of Supervisors of the City and County of San Francisco at the time of or in connection with the adoption of the Plan.

<u>DIAMOND HEIGHTS PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PENDING, OR FUNDS AVAILABLE WHEN NEEDED</u>	<u>APPROPRIATION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN-AID</u>
NON-CASH				
1. Glen Canyon Trunk Sewer	\$ 136,883	\$ 136,883	Costs certified \$ and accepted	84,611
2. Firehouse Reconstruction	82,575	82,575	Costs certified and accepted	27,525
3. Police & Fire Call Wiring	85,055	85,055	233.500.001	85,055
4. Widening & Improvement of Bemis Street	55,195	55,195	(1.685.500.135	39,188
	10,622	10,622	(0.684.513.006 2.151.200.171.02	
5. Bemis Street Sewer	6,655	6,655	804.550.101	4,725
6. Water Distribution System & 20" Water Main Relocation	454,747 171,193	454,747 171,193	5-747-514-000	454,747 171,193
7. Elementary School Site School	195,114 1,000,000*	195,114	Purchased 1964	195,114 1,000,000
8. Home School Site	24,427	24,427	Purchased 1964	24,427
9. Junior High School Site School	403,950* 3,000,000*			100,988 750,000
10. New Firehouse	380,000	16,500 30,400	Land Purchased 1964 1964-65 Budget	188,480
11. Playgrounds	972,605	153,160 125,000 122,445 25,000 28,000	2 657.609.000 656.500.221 801.601.657 817.000.037 1964-65 Budget	972,605
12. State Tax Deeded Lands Heretofore Donated	35,070	35,070		35,070
Sub-Total	<u>\$7,014,091</u>	<u>\$ 1,758,041</u>		<u>\$ 4,141,269</u>

*Subject to Bond Issue

<u>DIAMOND HEIGHTS PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PENDING, OR FUNDS AVAILABLE WHEN NEEDED</u>	<u>APPROPRIATION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN-AID</u>
CASH				
1. Cash	\$ 143,127	\$ 143,127	Paid to Agency	\$ 143,127
2. Real Estate Tax Credits	6,000	5,180	Recorded	6,000
Sub-Total	\$ 149,127	\$ 148,307		\$ 149,127
TOTAL	\$7,163,218	\$ 1,906,340		4,290,396

WESTERN ADDITION A-1 PROJECT

NON-CASH

1. Geary Street Widening	\$4,342,000	\$ 3,232,000 110,000 1,000,000	5-672-500-232 5-685-600-069 806-000-200	\$2,143,095
2. Webster Street Widening	800,000	800,000	5-672-500-233	98,248
3. O'Farrell Street Improvements (Portion Within Project)	239,294	239,294	Costs Certified	20,709
4. Eddy Street Improvements (Portion bordering Project)	25,647	25,647	Costs Certified and Accepted	12,824
5. Ellis Street Improvements (Portion within Project)	60,452	60,452	Costs Certified and Accepted	60,452
6. Traffic Signals Post Street Geary Street	40,910 49,090	40,910 49,090	5-685-500-004 5-685-500-004	20,455 15,954
7. Fire and Police Boxes	16,240	16,240	5-233-913-000	12,649
8. Low Pressure Water	80,789	80,789	5-747-515-000	47,990
9. Auxiliary Water System a. High Pressure & Water Mains	89,000	9,000 80,000	5-423-500-145 5-672-500-232	89,000
b. Cisterns	100,000	100,000	6-423-503-145	100,000

WESTERN ADDITION A-1 PROJECT	ESTIMATED COST	FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED	APPROPRIA- TION NO.	ESTIMATED LOCAL GRANTS-IN- AID
10. Street Lighting	\$ 217,300	\$ 154,850 62,450	5-715-503-000 5-715-503-000	\$ 163,489
11. Sewers	396,000	396,000	804-000-050	252,237
12. Girls High School (Conversion)	1,102,926	1,102,926	Costs Certified and Accepted	190,806
13. Raphael Weill School Expansion	45,532	45,532	809-550-372	7,923
Additional Land Construction	74,578 500,000	74,578 500,000	Purchased 1962 819-000-136	12,976 87,000
14. Hayward Playground	324,075	324,075	Actual Costs	74,537
15. Firehouse-Turk & Webster Streets	225,594	225,594	Costs Certified and Accepted	30,455
16. Hamilton Recreation Center	1,465,196	765,196 350,000	807-550-044 5-657-602-000	172,893
	888,970	388,970	Land Purchased 1962	104,899
		50,000 175,000 275,000	1.656.500.205 2.656.500.205 3.423.500.656	
17. State Tax Deeded Lands Heretofore Donated	14,800	14,800	Title Clear and Recorded	14,800
Block 722, Lot 1 Block 712, Lots 12 & 13				
18. Public Parking Garage			Approved by Board of Supervisors	3,356,640
Land	256,640)			
Construction	3,100,000)			
Sub-Total	<u>\$14,455,033</u>	<u>\$10,748,393</u>		<u>\$ 7,090,031</u>
CASH				
1. Interest Allowance for use of City Funds			Recorded	7,909
2. Real Estate Tax Credits	392,091	390,393	Recorded	392,091
Sub-Total	<u>\$ 392,091</u>	<u>\$ 390,393</u>		<u>\$ 400,000</u>
TOTAL	<u>\$14,847,124</u>	<u>\$11,138,786</u>		<u>\$ 7,490,031</u>

<u>EMBARCADERO-LOWER MARKET PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIA- TION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN- AID</u>
NON-CASH				
1. Street Work	\$1,672,160	\$1,672,160	(9.672.500.259 (9.672.500.260 (9.672.500.261 (9.685.500.111	\$ 993,400
2. Sewers	577,960	577,960	812.556.426	499,935
3. Traffic Control	25,000	25,000	Included in various Approp. for street work	14,062
4. Fire-Police Call Boxes	28,613	28,613	233.500.005	21,000
5. Street Lighting	163,000	29,000 134,000	3.685.500.250 1964 Bond Issue	102,150
6. L. P. Water	63,505	63,505	2.747.500.000	63,505
7. AWSS & L.P. Hydrants	122,175	122,175	423.509.145	91,631
8. Diversion Structures & Pump Station	1,610,000 92,000	1,610,000 92,000	812-000-300 812-550-306	322,000 18,000
9. Ferry Park Convenience Station & Gardener's Supply & Tool Area Improvements on Park Authority Land	93,000 115,000	93,000 115,000	1.657.607.000 1.657.607.000	30,690 77,050
10. Public Parking Structure Land Building & Mall	 2,072,000 4,981,000	 <u> </u>	Included in Embarcadero- Lower Market Red. Plan & Coop. Agreement	 1,305,360 <u>3,138,030</u>
Sub-Total	<u>\$11,615,413</u>	<u>\$4,562,413</u>		<u>\$5,676,813</u>
CASH				
1. Local Planning Funds Provided	59,820	59,820	Audited & Accepted	59,820
2. Real Estate Tax Credits Sub-Total	750,000 <u>\$ 809,820</u>	558,624 <u>\$ 618,444</u>	Recorded	750,000 <u>\$ 809,820</u>
TOTAL	<u>\$12,425,233</u>	<u>\$5,180,857</u>		<u>\$7,486,633</u>

<u>WESTERN ADDITION A-2 PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIA- TION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN AID</u>
NON-CASH				
1. Webster Street Widening Completed: Through (4 blocks) Boundary (½ block)	\$ 800,000	\$ 800,000	5-672-500-233	\$ 221,557 15,164
Projected:				
Through	686,270			433,021
Boundary	111,207			34,931
2. Raphael Weill School Additional Land Construction	74,578 500,000	74,578 500,000	Purchased 1962 819-000-136	29,235 196,000
3. Hamilton Recreation Center	888,970	388,970 50,000 175,000 275,000	Land Purchased 1962 1.656.500.205 2.656.500.205 3.423.500.656	320,918
4. Western Addition	220,800	10,800 210,000	1.423.515.631 2.423.503.631	117,907
5. Westside Health Center	523,000	523,000	15.423.505.513	133,365
6. John Swett School Site Construction	275,000 1,000,000			275,000 1,000,000
7. Fulton St. Widening Through Boundary	168,165 341,501			136,092 137,967
8. Turk Street Widening Through Boundary	911,327 327,974			508,502 142,754
9. 3 Diagonal Streets Turk to Golden Gate Fulton to McAllister Fulton to Grove	201,358 201,358 329,178			97,375 148,027 242,436
Sub-Total	<u>\$ 7,560,686</u>	<u>\$ 3,007,348</u>		<u>\$ 4,190,251</u>

<u>WESTERN ADDITION A-2 PROJECT</u>	<u>ESTIMATED COST</u>	<u>FUNDS APPROPRIATED, APPROPRIATIONS PEND- ING, OR FUNDS AVAIL- ABLE WHEN NEEDED</u>	<u>APPROPRIA- TION NO.</u>	<u>ESTIMATED LOCAL GRANTS-IN AID</u>
CASH				
1. Real Estate Tax Credits	\$ 1,000,000			\$ 1,000,000
TOTAL	\$ 8,560,686	\$ 3,007,348		\$ 5,190,251
TOTAL ALL PROJECTS	\$42,996,261	\$21,233,339		\$24,457,311

Amount required to finance Diamond Heights,
Western Addition, Embarcadero-Lower Market,
and Western Addition Area 2 (1/3 of \$69,536,145
aggregate net project cost of all projects.)

23,178,715

Surplus non-cash Local Grants-in-Aid to be
supplied to the aforementioned projects
or to future projects

\$ 1,278,596

It is recognized that the figures shown herein are estimated figures and are subject to revision. The extent of the City's contribution and commitment for local grants-in-aid will be contained in the Ordinance adopting the Redevelopment Plan and in the Ordinance adopting the Cooperation Agreement, and in any subsequent Ordinances required to effect amendments thereto.

It is further recognized that the estimates regarding the disposition of land acquired by the Agency and the estimated costs of the site improvements and public facilities listed hereinabove are subject to further revision. In the event that the local grant-in-aid credits obtained by the provision of facilities and improvements listed hereinabove are not equal to one-third of the aggregate net project costs of the Diamond Heights, the two Western Addition and Embarcadero-Lower Market projects, the City and County of San Francisco, subject to its fiscal laws, will provide such additional non-cash or cash grants-in-aid as may be necessary to increase the total amount of non-cash and cash local grants-in-aid to not less than one-third of the aggregate net project costs thereof.

It is the intention of the City and County of San Francisco to provide the additional public facilities listed below for which funds are not presently available on designated land presently owned by the City and County of San Francisco within the designated Project or on land within the designated Project to be acquired by the City and County of San Francisco. Provisions for the expenditures necessary to provide the public facilities listed below for which funds are not presently available shall be subject to such action as may be required by law.

WESTERN ADDITION A-2 PROJECT

- Street Lighting
- Sewers
- Traffic Signals
- Police and Fire Call
- Muni Railway Improvements

Subsequent to the provision of funds by the City and County of San Francisco and/or the San Francisco Unified School District for the installation of any of the aforementioned public facilities, for which funds are not presently available, the Agency shall request the Urban Renewal Administration to take appropriate action to effect additional non-cash local grant-in-aid credits resulting therefrom, to be applied to the forementioned projects or to future projects.

E. Actions by the City

Subject to the policies and procedures established under its Charter and existing codes and regulations, the City and County of San Francisco shall aid and cooperate in the undertaking of the Project by:

1. Institution of proceedings for opening, closing, vacating, widening or changing the alignment or grade of streets and alleys and for other necessary modifications of the street layout in the Project.
2. Conveying vacated street areas (except those contemplated for retention for other public use) to the Agency without cost.
3. Institution of proceedings necessary for changes of improvements in publicly-owned public utilities within or affecting the Project.
4. Approving the required sale or exchange of land by and between local public bodies and City Departments concerned.
5. Approving the necessary sale or exchange of land by and between the Agency and the City Departments concerned.
6. Making the necessary changes in zoning use districts within the Project so as to conform to the land use provisions of the Plan.
7. Making inspections, determinations and enforcement necessary to assure that buildings remaining in the Project conform to all applicable health, safety, housing, building and other codes and regulations of the City and County of San Francisco and the State of California.

F. Payment for Property Condemned

The financial plan described herein includes funds to pay for property acquired by the Agency. The Agency will pay the fair market value for all property acquired. In the condemnation of any real property, the Agency will comply with all the provisions of law relative to the exercise of the right of eminent domain.

G. Enforcement of Plan

The provisions of the Plan and other documents formulated pursuant thereto may be enforced by the Agency in any manner authorized by law.

H. Duration of Plan

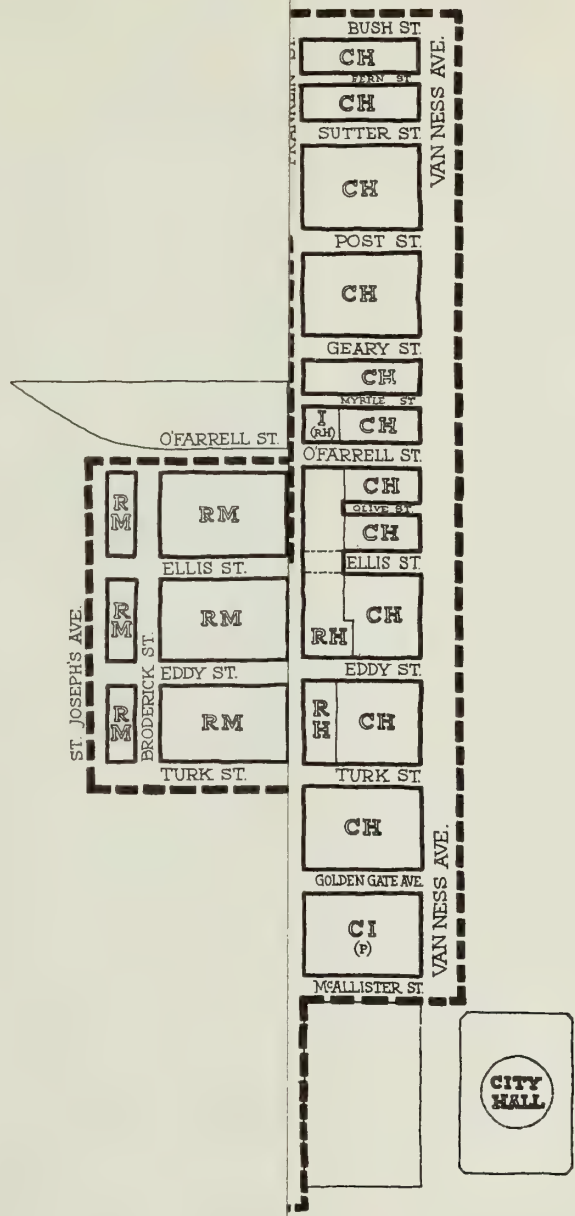
The provisions of the Plan and the provisions of other documents formulated pursuant thereto shall be effective for a period of thirty (30) years from the date of adoption of this Plan by the Board of Supervisors of the City and County of San Francisco except for the non-discrimination and non-segregation provisions which shall continue in perpetuity. Any declaration of restrictions formulated pursuant to this Plan may contain provisions for the extension of such Declaration of Restrictions for successive periods.

I. Severability

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan.

J. Procedure for Amendment

This Plan may be amended in any manner as is now or hereafter may be permitted by law.



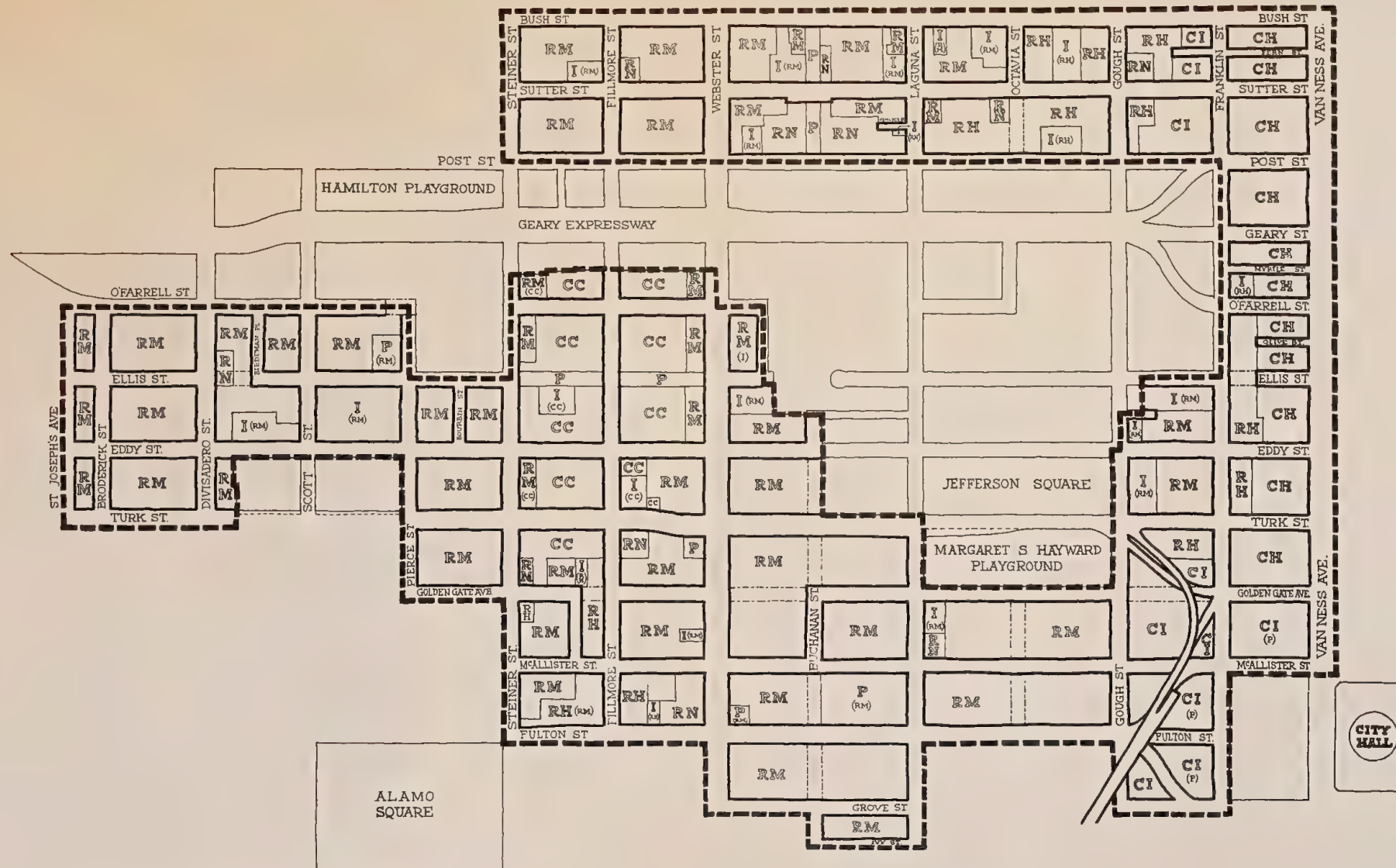
LEGEND - - - - - PROJECT BOUNDARY

- | | | | |
|------------------|---|-----------|----|
| RM | RESIDENTIAL, MEDIUM DENSITY | CC | CC |
| RH | RESIDENTIAL, HIGH DENSITY | CI | CC |
| RN | RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL | CH | CC |
| () | ALTERNATE USES SHOWN IN PARENTHESES | I | HI |
| - - - - - | UTILITY EASEMENTS | P | IN |

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A FEDERAL LOAN AND GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED.



THE REDEVELOPMENT PLAN **MAP I**
JULY 21, 1964



LEGEND - - - - PROJECT BOUNDARY

- | | |
|---|---|
| RM RESIDENTIAL, MEDIUM DENSITY | CC COMMERCIAL, COMMUNITY SHOPPING |
| RH RESIDENTIAL, HIGH DENSITY | CI COMMERCIAL, GENERAL, INTERMEDIATE DENSITY |
| RN RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL | CH COMMERCIAL, GENERAL, HIGH DENSITY |
| () ALTERNATE USES SHOWN IN PARENTHESES | I INSTITUTIONAL |
| - - - - UTILITY EASEMENTS | P PUBLIC |

WESTERN ADDITION AREA A-2

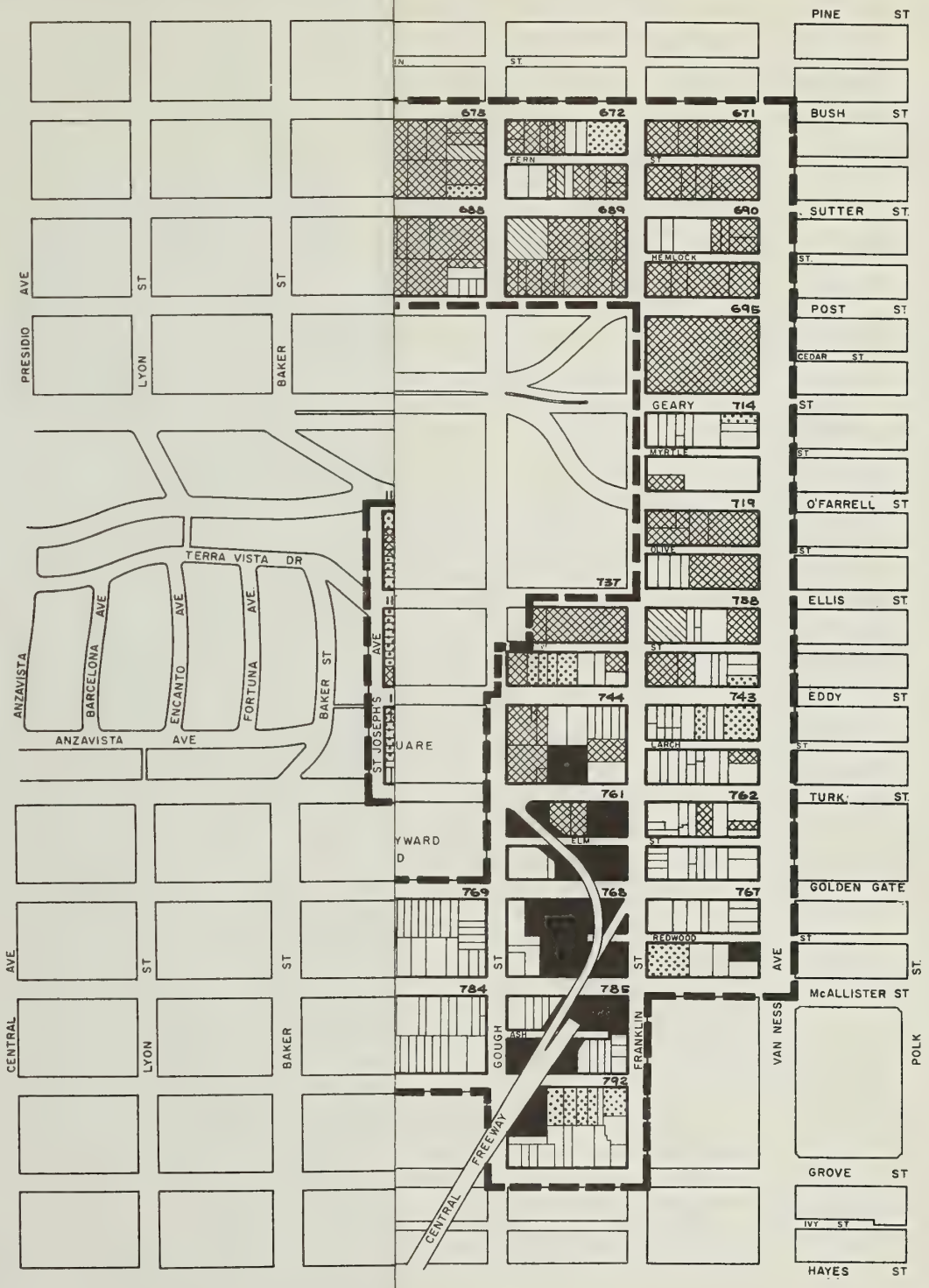
LAND USE MAP

NOTE: LAND USE AREAS AND RIGHTS-OF-WAY SHOWN ARE SCHEMATIC AND ARE SUBJECT TO ADJUSTMENTS TO ACCOMMODATE FINAL SURVEYS AND ENGINEERING DETAILS.








THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A FEDERAL LOAN AND GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED.



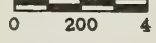
THE REDEVELOPMENT PLAN **MAP I**
JULY 21, 1964



LEGEND

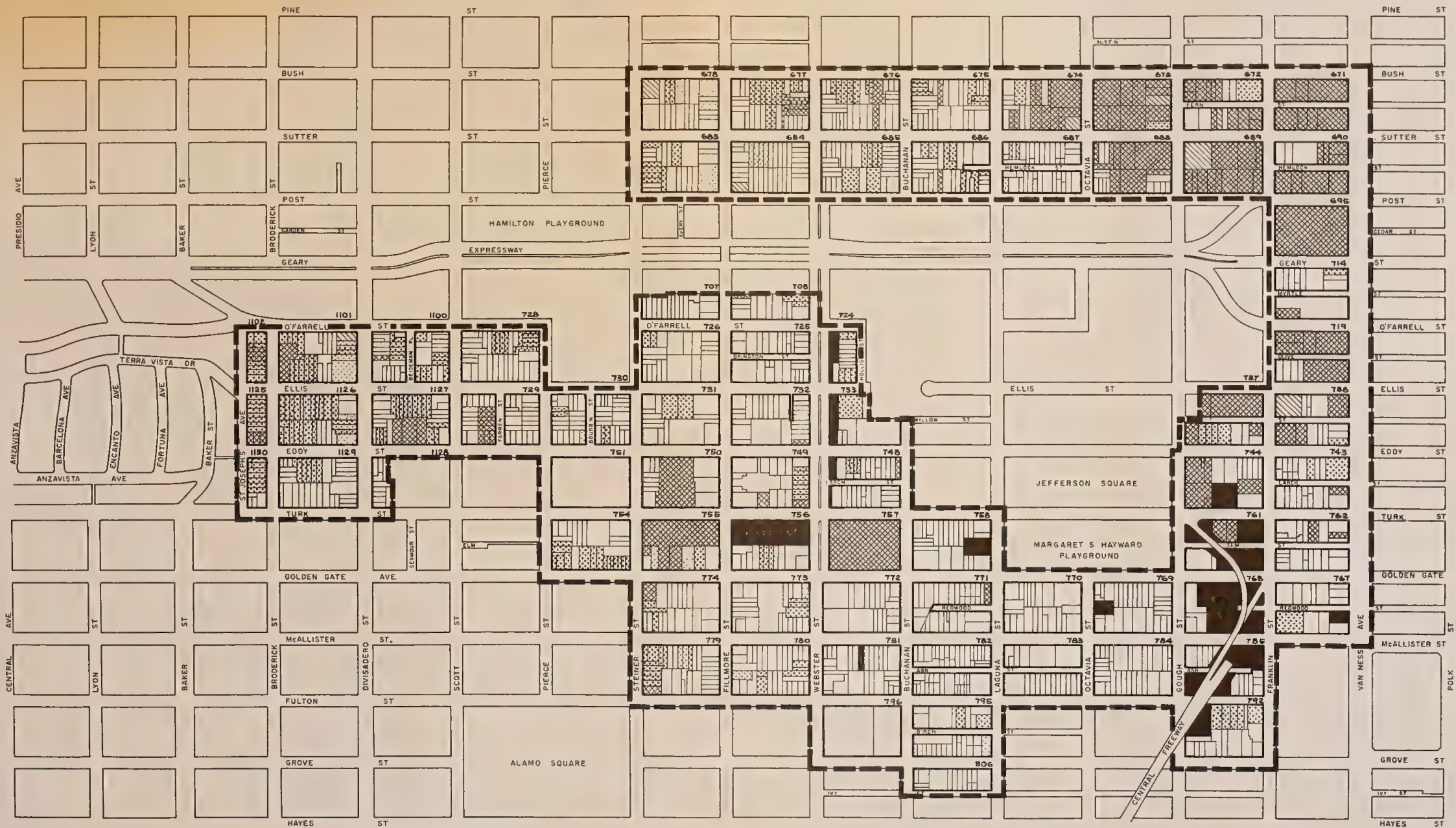
-  PROJECT BOUNDARY
-  MINOR REHABILITATION, IN POSSIBLE R-N DISTRICT
-  MINOR REHABILITATION, POSSIBLE R-N DISTRICT
-  MAJOR REHABILITATION, IN POSSIBLE R-N DISTRICT
-  MAJOR REHABILITATION, POSSIBLE R-N DISTRICT
-  PROPERTIES SCHEDULED FOR ACQUISITION
-  EXISTING PUBLIC PROJECTS (EXCEPT PUBLIC HOUSING)

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A FEDERAL LOAN AND GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED.



THE REDEVELOPMENT PLAN

MAP II
JULY 21, 1964



- LEGEND**
- PROJECT BOUNDARY
 - MINOR REHABILITATION, IF ANY
 - MINOR REHABILITATION, IF ANY, AND POSSIBLE R-N DISTRICT USES
 - MAJOR REHABILITATION
 - MAJOR REHABILITATION AND POSSIBLE R-N DISTRICT USE
 - PROPERTIES SCHEDULED FOR ACQUISITION
 - EXISTING PUBLIC PROPERTIES (EXCEPT PUBLIC HOUSING)

WESTERN ADDITION AREA A-2 PROPERTY RETENTION, REHABILITATION AND ACQUISITION MAP

NOTE: ALL PROPERTIES INDICATED ON THIS MAP FOR REHABILITATION ARE ELIGIBLE FOR OWNER RETENTION AND ARE SUBJECT TO USES DESCRIBED ON MAP I: LAND USE, WHERE MAP II (THIS MAP) PROVIDES FOR POSSIBLE R-N DISTRICT USES AND EVEN IF SUCH R-N DISTRICT USES ARE NOT INDICATED ON MAP I, SUCH USES MAY BE PERMITTED IN APPROPRIATELY REHABILITATED STRUCTURES. ALL R-N DISTRICT USES MUST COMPLY WITH THE "STANDARDS FOR DEVELOPMENT" IN PART ONE OF THE PLAN.

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A FEDERAL LOAN AND GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED.



THE REDEVELOPMENT PLAN

MAP II
JULY 21, 1964

EXHIBIT E

OWNER PARTICIPATION AGREEMENT

Western Addition Redevelopment Project Area A-2

THIS AGREEMENT, made and entered into this 3rd day of April, 1969, by and between the REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body corporate and politic (hereinafter referred to as the "Agency") and WILL K. ITO and TOSHIKO ITO (hereinafter referred to as the "Participating Owner");

W I T N E S S E T H :

WHEREAS, the Western Addition Project Area is a blighted area which constitutes a social and economic liability requiring development in the interest of the health, safety and general welfare of the people of the City and County of San Francisco and the State of California; and

WHEREAS, the Agency has prepared and adopted a redevelopment plan for the redevelopment of Western Addition Approved Redevelopment Project Area A-2 (hereinafter referred to as the "Plan"), which Plan has been approved and adopted by the Board of Supervisors of the City and County of San Francisco by Ordinance No. 273-64 on the 13th day of October 1964; and

WHEREAS, the Agency has adopted a Declaration of Restrictions covering land in the Project Area, which Declaration of Restrictions shall be covenants running with the land; and

WHEREAS, the Plan provides for the participation in the redevelopment of property in the Project Area by the owners of certain parcels of property if the owners of such property agree to participate in the redevelopment in conformity with the Plan; and

WHEREAS, the Participating Owner is the owner in fee simple of a parcel or parcels of property in the Project Area, which property is described as follows:

All that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the northerly line of Post Street, distant thereon 110 feet easterly from the easterly line of Steiner Street; and running thence easterly along said line of Post Street 27 feet and 6 inches; thence at a right angle northerly 137 feet and 6 inches; thence at a right angle westerly 27 feet and 6 inches; thence at a right angle southerly 137 feet and 6 inches to the point of beginning.

BEING a portion of Western Addition Block 357.

Assessor's Block 603 Lot 16.

(hereinafter referred to as the "Property"); and

WHEREAS, the Participating Owner desires to participate in the Redevelopment of his property in the Project Area in conformity with the Plan, the Declaration of Restrictions and the terms of this Agreement;

NOW, THEREFORE, in consideration of the premises and all terms, conditions and covenants hereinafter set forth,

IT IS MUTUALLY UNDERSTOOD AND AGREED by and between the parties as follows:

1. The Plan and the Declaration of Restrictions are by reference incorporated herein and made a part of this Agreement with the same force and effect as though set forth in full herein; Provided, however, that the "Physical Standards and Requirements" provisions of the Plan and the Declaration of Restrictions, other than use provisions, in so far as they are inconsistent with the improvements now located on the Property of the Participating Owner, shall not apply to such improvements. The Participating Owner agrees that any future or new form and use of said Property shall conform to all of the provisions of the Plan and the Declaration of Restrictions.

2. It is agreed that within a period of one (1) months after mailing of written notice by the Agency addressed to the Participating Owner at 1964 Post Street, San Francisco, California

_____ the Participating Owner shall commence, and thereafter diligently complete the work of alterations, improvements, modernization or rehabilitation to the Property in accordance with the Plans and Specifications attached hereto marked Exhibit A. All such work shall be completed within nine (9) months following the date of mailing of the aforesaid notice.

3. Throughout the Project Area, the Agency shall: demolish or remove structures and clear the land; rough-grade areas for streets and pave and improve certain streets, including the installation of curbs, gutters and manholes; install, relocate and remove utility lines, including storm and sanitary sewers, water and gas mains, electric power, telephone, street lighting, traffic control, fire alarm and police telephone systems or cause such to be done by appropriate public bodies or private utility companies or private contractors, excepting lateral sewers and water lines in private parcels, and overhead or underground electric, telephone and gas distribution lines within private parcels; all as required by and pursuant to the Plan and this Agreement.

4. The Participating Owner covenants by and for himself and his successors and assigns that the Property referred to herein shall be devoted to the uses specified in the Plan and that said Property or any part thereof will not be devoted to any other use or be used for any other purpose.

5. The Participating Owner agrees to cooperate with the Agency and the City and County of San Francisco in taking all steps legally necessary or required for the closing and vacating of all streets or public rights of way designated in the Redevelopment Plan to be closed and vacated.

6. The Participating Owner agrees to permit and does hereby permit the Agency access to the Property herein described for any purpose deemed necessary by the Agency for carrying out the provisions of the Plan.

7. The Participating Owner agrees to take or permit the Agency to take all steps legally necessary or required to remove any and all restrictions against such Property, including but not limited to any and all legally enforceable provisions in any and all agreements, leases, conveyances or other instruments restricting upon the basis of race, creed or color, the sale, lease or occupancy thereof, and agrees to take or permit the Agency to take all steps legally necessary or required to permit the imposition of the Declaration of Restrictions upon said Property, including but not limited to the execution and recordation of such documents as may be necessary or desirable to cause the imposition of the Declaration of Restrictions upon said Property.

8. In the event of default or breach of this Agreement or any of its terms or conditions by the Participating Owner, and if the Participating Owner fails or refuses to correct or cure such default or breach within a reasonable time after notice from the Agency, the Participating Owner agrees that the Agency may, at its option, obtain specific performance of this Agreement or acquire the Property by any lawful means.

9. The Participating Owner shall maintain the Property and improvements thereon in compliance with the laws of the State of California and the ordinances of the City and County of San Francisco and shall prevent the occurrence of conditions in the Property detrimental to public peace, health, safety, morals or welfare.

10. This Agreement may be modified or amended by agreement of the parties hereto, their heirs, successors or assigns.

11. It is understood and agreed that no official or employee of the Agency shall be personally liable to the Participating Owner in the event of any default or breach of this Agreement by the Agency or

for any amount which may become due to the Participating Owner or on any obligations under the terms of this Agreement.

12. The development covered by this Agreement is a private project and the Participating Owner shall have full power over and exclusive control of the Property herein described, subject only to the limitations and obligations of the Participating Owner under this Agreement, the Plan and the Declaration of Restrictions.

13. This Agreement shall be in full force and effect and shall inure to the benefit of and be binding upon the parties hereto, their respective heirs, successors or assigns from the date of its execution.

14. The Participating Owner agrees that every conveyance of Property covered by this Agreement shall, in addition to any other covenants, contain covenants on the part of the Participating Owner, for himself, his heirs, successors and assigns of the Property described herein, which covenants shall be covenants running with the land and shall bind the Participating Owner, his heirs, executors, administrators and assigns and all persons claiming under or through them, to effectuate the following:

(a) A covenant that the Participating Owner, his heirs, successors and assigns, of the Property or any part thereof, and any lessee of the Property or any part thereof, will and shall carry out the work of redevelopment of the Property or part or parts thereof as in this Agreement provided and will and shall devote such Property to the uses specified in the Plan.

(b) A covenant that the Property shall be devoted to the use specified in the Plan and shall be used for the purposes specified therein and shall not in whole or in part be devoted to any other use or used for any other purpose.

(c) A covenant that there shall be no discrimination against or segregation of any person or groups of persons on account of race,

creed, color, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed; nor shall the grantee himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees or vendees in the premises herein conveyed.

15. The provisions of this Agreement do not limit the right of obligees to foreclose or otherwise enforce any mortgage, deed of trust or other encumbrance upon the Property, or the right of obligees to pursue any remedies for the enforcement of any pledge or lien upon the Property; Provided, however, that in the event of a foreclosure sale under any such mortgage, deed of trust or other lien or encumbrance, or a sale pursuant to any power or sale contained in any such mortgage or deed of trust, the purchaser, or purchasers and their successors and assigns, and the Property shall be, and shall continue to be, subject to all of the conditions, restrictions and covenants herein provided for.

IN WITNESS WHEREOF, the Agency has caused this Agreement to be duly executed on its behalf and WILL K. ITO and TOSHIKO ITO

the Participating Owner, has signed or caused this Agreement to be signed by a duly authorized person, all as of the day above written.

Attest:

Helen L. Sausse
Assistant Secretary

REDEVELOPMENT AGENCY OF THE
CITY AND COUNTY OF SAN FRANCISCO

By [Signature]
Executive Director

Will K. Ito
PARTICIPATING OWNER
Will K. Ito
Toshiko Ito
Toshiko Ito
PARTICIPATING OWNER

Acknowledgment for Agency

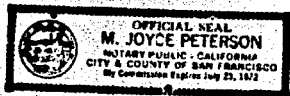
STATE OF CALIFORNIA)
CITY AND COUNTY OF SAN FRANCISCO) ss.

On this 30 day of April in the year 1969 before me M. Joyce Peterson a Notary Public in and for said County and State personally appeared M. Justin Herman known to me to be the Executive Director, and Helen L. Sause known to me to be the Assistant Secretary of the Redevelopment Agency of the City and County of San Francisco that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said public corporation, agency or political subdivision and acknowledged to me that such Redevelopment Agency executed the same.

WITNESS my hand and official seal.

M. Joyce Peterson

Notary Public in and for said City and County and State
My Commission Expires: 7-23-72



Acknowledgment for Corporation

STATE OF CALIFORNIA)
CITY AND COUNTY OF SAN FRANCISCO) ss.

On this ___ day of _____ in the year 19___ before me _____ a Notary Public in and for said County and State personally appeared _____ known to me to be the _____ and _____ known to me to be the _____ of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Corporation herein named and acknowledged to me that such Corporation executed the within instrument pursuant to its By-Laws or a Resolution of its Board of Directors.

WITNESS my hand and official seal.

Notary Public in and for said City and County and State
My Commission Expires: _____

Acknowledgment for Individuals

STATE OF CALIFORNIA)
CITY AND COUNTY OF SAN FRANCISCO) ss.

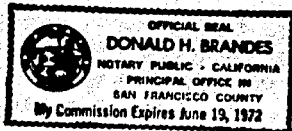
On this 15 day of March in the year 1969 before me DONALD H. BRANDES a Notary Public in and for said County and State personally appeared WILL K. ITO and TORIHO ITO

the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Donald H. Brandes

Donald H. Brandes
Notary Public in and for said City and County and State.
My Commission Expires: June 17, 1972



COMPLIANCE LETTER

This is a type 5, 3 story building, with basement. It was built in 1923 as a 12-unit apartment dwelling. Its present use is as an 11-unit dwelling. The following building permits were obtained: 7/28/37 add two rooms in rear; 3/17/58 repair motor vehicle damage. A structural survey of this property was made on 8/21/68.

LPA STDS.

DEFICIENCY LIST

*Will K Ito
J. I.*

Foundation and Basement

- VI D-1,2 1. The foundation is below grade level on the rear, west and east sides(s) of the building; install approved type foundation.
- VI D-1,2 2. The mudfills and portions of the siding are in contact with soil on the inner court and east lightwell areas of the building; repair damage in approved manner.
- VI E-1 3. Girder posts and partition walls in the basement are resting on the soil; install concrete piers in approved manner.
- VI E-2
VI G-1 4. There is wood floor in barber shop room in basement area; remove wood floor and install concrete floor.
- VI E-1
VI G 5. The posts are rotted and termite infested; replace damaged portions and follow recommendations of Termite Inspection Report.
- III N-3
IV D 6. The furnace boiler room and garage lacks cross ventilation; provide proper ventilation.
- VI G 7. There is evidence of Termite and Dry Rot damage; correct this damage as per Termite Inspection Report.
- III P-1,2,3 8. Stairs in furnace room are inadequate; build new stairs in approved manner.
- IG4 III A 9. The barber shop in basement is illegal usage for this building; remove barber shop or file application to legalize.

Exterior Yard and Appurtenances

- I F-2 10. The sidewalk at the front of the building is cracked and broken; replace 100 square feet of concrete sidewalk.
- I F-2
II E-3 11. Portions of concrete floor in the garage are cracked and portions are broken; install new concrete floor where needed.
- III R 12. The fences on the north and east sides of the property are broken and deteriorated; repair or replace fences.
- IV B,D 13. Sprinklers are needed in basement cross passageway and storage rooms; install approved number of sprinkler heads.

Ito, Will K.
1964 Post Street
Block 683, Lot 16

Exterior Yard and Appurtenances (continued)

- IV B
IV D 14. Garbage chute is worn and lacks sprinklers; repair or replace and install approved number of sprinklers.

Exterior Walls

- VI D-1 15. Portions of the wood siding, stucco and brick veneer are broken, missing and deteriorated; repair or replace broken, damaged and missing sections; also sandblast stucco before painting.
- VI D-1 16. Portions of the exterior trim on the front, sides and rear of the building are damaged, worn and missing; repair or replace all damaged trim and garage door.
- VII E 17. There is evidence of damage and deterioration to all windows throughout the building; repair or replace sash, beading, cords, panes, hardware or entire window assemblies.
- III L-4 18. There are 5 windows on the lot line; remove these windows and close in the openings.
- III O-1 19. There is evidence of deterioration to alleyway doorjamb and garage doorjamb; repair or replace these doors and the hardware to them.
- VII E
VII H 20. There is evidence of surface deterioration to the entire surfaces of the building; patch and paint entire exterior of building.
- VI D-1 21. The ornamental beams and portions of bottom of front bays are damaged; replace damaged portions.

Porches and Stairs

- III P 22. The rear porch and stairs are worn; repair and paint.
- III P 23. There is no handrail on the rear stairs; install approved type handrail.
- VI E-1 24. There are improper base and supports for the middle stairs; install approved concrete treads.
- IV B
IV A 25. A balcony is needed to apartments #1 and #2 for a second means of egress; install approved balcony to fire escape.
- IV B 26. There are two incline drop ladders needed to the fire escapes; install approved incline ladders.

Attics, Roofing, Downspouts and Flashing

- VII B 27. The roofing is worn and deteriorated; install new approved roofing.
- VII D 28. The flashing on the windows, porches, roof, and chimney is broken, damaged and portions are missing; repair or replace flashing.

Ito, Will K.
1964 Post Street
Block 683, Lot 16

Attics, Roofing, Downspouts and Flashing (continued)

- VI F 29. The flue or vents on furnace is broken; install new flues or vents with caps to upper ten feet of boiler flue.
- VII B 30. The deck platform on the roof is damaged and inadequate; remove or replace it in approved manner.
- IV B 31. The penthouse door lacks ventilation; install approved vent in door.

Interior Rooms

- VII F, H 32. The ceilings, walls, doors and trim in all rooms of apartments 1, 2, 3, 6, 7, 8, 9, 10, 11, 12 evidence surface deterioration; patch all cracks and damaged surfaces; and paint ceilings, walls, doors and trim.
- VII E 33. The doors to entry halls and bathrooms in all apartments have inadequate hardware; install conversion sets on the doors.
- VII G 34. The floor and carpet covering in the living rooms, halls and bedrooms of all apartments except #3 are worn and deteriorated; replace carpets and sand, stain and refinish wood floors.
- VII G 35. The floor covering in the kitchens and bathrooms are worn and deteriorated in apartments 1, 2, 8, 9, 12; install 1/4 inch underlayment and approved waterproof floor covering.
- III F 36. The kitchen countertop in apartment #1 is worn and inadequate; install new waterproof countertop.
- III F 37. The lavatory in the bathroom to apartment 5 is in disrepair; install new lavatory.
- VII F 38. The tub surrounds in bathrooms to apartments 7, 10, 12 are not waterproof; regrout ceramic tile.
- III H 39. Laundry trays are lacking in utility room; install approved rinse tubs or laundry trays.

Plumbing

- III F 40. The faucets and trim to the kitchen sinks and bathroom fixtures in all apartments are leaking, broken or damaged; repair or replace.
- VIII E 41. The water lines to the entire building are corroded, malfunctioning and inadequate; replace water lines to meet Code Standards.

Electrical

- VIII C 42. Unapproved wiring has been installed in garage and barber shop; remove all unapproved wiring and install approved type.
- VIII G 43. There are insufficient circuits for adequate illumination and appliances; install new panel box and new utility circuits to basement and apartments.

- 4 -

Ito, Will K.
1964 Post Street
Block 683, Lot 16

Electrical (continued)

- VIII-C 44. There are inadequate outlets, switches and fixtures in basement, public halls and all apartments; install new outlets, switches and fixtures to meet current Code Standards.

PROPERTY OWNERS ARE URGED TO CONTACT THE REHABILITATION DIVISION OF THE REDEVELOPMENT AGENCY PRIOR TO DOING ANY WORK OR PORTION THEREOF OF THE REQUIRED REHABILITATION ITEMS.

Items of correction noted herein are valid for a period of 90 days. If a final program for property rehabilitation is not agreed to during this period, a reinspection of the premises may be necessary.

Rehabilitation Inspector William E. Marshall

RESOLUTION NO. 75-69

(Adopted April 1, 1969)

AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO OWNERS PARTICIPATION AGREEMENTS WITH CERTAIN PROPERTY OWNERS IN WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA A-2

(Block 1130, Lot 6, Block 683, Lot 16)

BE IT RESOLVED by the San Francisco Redevelopment Agency that the Executive Director be and is hereby authorized to execute agreements for owner participants in the standard form with respect to the following listed properties in the Western Addition Approved Redevelopment Project Area A-2:

OWNER

BLOCK/LOT

Attilio DelCorto


Block 1130, Lot 6

Will K. Ito and Toshiko Ito

Block 683 , Lot 16

Approved as to form:

R53522


HENRY P. DAVIS
Agency General Counsel

RECORDED AT REQUEST OF
REDEVELOPMENT AGENCY

At 2:58 Min Past 2:55 PM

APR - 7 1969

City & County of San Francisco, Calif.
MARTIN MONGRAN
RECORDER

Official

BRIEF(S) SUBMITTED BY RESPONDENT DEPARTMENT(S)



BOARD OF APPEALS BRIEF

HEARING DATE: July 26, 2023

July 20, 2023

Appeal Nos.: 23-025
Project Address: 1964 Post Street
Block/Lot: 0683/016
Zoning District: RM-3 (Medium Density)
Height District: 50-X
Staff Contact: Corey Teague, Zoning Administrator – (628) 652-7328
corey.teague@sfgov.org

Introduction

This brief is intended to provide a concise response to the appeal filed against the Letter of Determination issued for the property at 1964 Post Street on May 31, 2023. The letter itself goes into detail to explain the technical issues and considerations. This brief serves as a supplement to the letter to provide key, underlying points and specific responses to the issues raised in the appeal.

Background

The request for determination, its exhibits, and the issued Letter of Determination (all attached to the Appellant's brief and available on the Planning Department's Property Information Map - PIM) provide significant background for this case. However, the key background points are 1) the subject building originally contained 12 dwelling units, 2) two dwelling units were merged, resulting in a total of 11 dwelling units, 3) the subject building has existed and operated as an 11-unit building for more than 50 years, 4) and every official document since that

time has stated the building contains 11 dwelling units (i.e., building permits, inspection cards, CFCs, 3R Reports, etc.).

Key Points

1. As the Appellant states, the Redevelopment Agency (RDA) was aware of the unit merger issue in 1968. While the RDA may not have required the merger to be legalized, and perhaps would have approved a permit to re-establish a 12th dwelling unit, there is no doubt that the RDA reviewed and approved the 1969 permit that very clearly included work to combine Units 3 and 4. Therefore, it seems that the RDA and the property owner at the time had a very clear understanding of the property, what was proposed by the 1969 building permit, and the ultimate outcome of 11 dwelling units in the building.
2. The Appellant claims that because the limited language on the face of the 1969 building permit did not explicitly call out the unit merger, that such work was not actually part of the permit. However, the scope of a building permit is not strictly limited to the written description on the face of a permit. Instead, it includes all work that is legitimately included in other permit materials, such as worklist attachments and plans. It would be impractical to have every detail of every permit's scope written on the face of the permit (for example, all the items included in the worklist attachment simply would not fit on the face of the permit).
3. While the Appellant claims that the merger was never legal, the original Units 3 and 4 have been physically merged into a single unit and occupied as such for more than 50 years without any objection by the property owner, the public, or any City agency.
4. If the Board determines this to be a legal 12-unit building, then the ZA would have to determine that any similar situation found in the future is an illegal merger, which is a Planning Code violation, and then REQUIRE such a unit to be split. Requiring a property owner to split a dwelling unit on the basis laid out

for this case would not be supportable. Additionally, such a requirement would be even more problematic if such a unit was occupied by tenants at the time.

5. The Appellant claims that allowing the subject unit to be split into two separate units will meet current housing policy goals by creating an additional dwelling unit. However, allowing a 12th unit will not create more “housing,” just more units. The proposed unit split would not create any additional residential floor area or additional bedrooms to house people. And while the issue before the board is of a technical nature, and not a policy determination, it’s important to note that the City’s General Plan also calls for the preservation and creation of family-sized housing, which is generally characterized as dwelling units with at least 2 bedrooms. Given the current and long-standing housing needs in the City, which includes the need for more family housing, the property owner should have no problem leasing the subject unit (although it may not achieve the same rent per square foot as compared to a smaller unit).

Conclusion

To conclude, the Appellant’s claim that the Zoning Administrator’s determination was an abuse of discretion is incorrect. In fact, the entire record indicates that the building was clearly and legally authorized as an 11-unit building and has been occupied as such for more than 50 years. The Appellant presents a “hail marry” argument based on a paper-thin technical argument that does not hold up against the facts and would create unfortunate precedent for other similar cases.

Considering the information provided in the Letter of Determination and this brief, the Department respectfully requests that the Board of Appeals uphold the Zoning Administrator’s determination and deny the appeal.

cc: Justin Zucker (Appellant)