

# City and County of San Francisco



London Breed  
Mayor

# Board of Appeals

Julie Rosenberg  
Executive Director

February 20, 2024

1920 Pacific G1 LP, Permit Holder(s)  
c/o Erik Leuteneker, Agent for Permit Holder(s)  
Veritas Investments, Inc.  
One Bush Bush Street  
San Francisco, California 94104  
eleuteneker@veritasinv.com

Re: **JURISDICTION REQUEST No.  
24-1**

Date Filed: **February 20, 2024**

Subject Property: **1920 Pacific Avenue**

Permit No(s): **2020/09/16/4264**

Types(s): **Alteration Permit**

Dear Erik Leuteneker:

The Board of Appeals has received the enclosed letter requesting that it take jurisdiction beyond the 15-day appeal period for the above-referenced permit, which was issued on September 16, 2020. This **JURISDICTION REQUEST** has been scheduled for consideration on **Wednesday, March 13, 2024, and will be held in Room 416 of San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place. The parties may also attend via the Zoom video platform.**

Please note that the filing of a Jurisdiction Request **DOES NOT** suspend work on the subject permit(s). However, if the Board grants the Jurisdiction Request on the above referenced date of consideration (4 out of 5 votes required), **a new five (5) day appeal period shall be created which ends on the following Monday**, and the subject permit(s) shall then be suspended upon the filing of a formal appeal, and pending resolution of the case by the Board of Appeals.

Pursuant to Article V, § 10 of the Board Rules, the **RESPONSE** to the written requests for jurisdiction must be submitted by the permit holders or Department no later than 10 days from the date of filing, on or before **4:30 p.m. on March 1, 2024**, and must not exceed a total of six (6) double-spaced pages in length, with unlimited exhibits. An electronic copy shall be submitted to the Board office by 4:30 p.m. via email to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), with additional copies delivered to the opposing parties the same day.

It is the general practice of the Board that up to three (3) minutes of testimony for each party will be allowed per request. If you have any questions, please call the Board office at (628) 652-1150.

Sincerely,  
BOARD STAFF

cc: Department of Building Inspection  
c/o Matthew Greene, Acting Deputy Director of Inspection Services  
[matthew.greene@sfgov.org](mailto:matthew.greene@sfgov.org)

# City and County of San Francisco



**London Breed**  
Mayor

# Board of Appeals

**Julie Rosenberg**  
Executive Director

Dee Datta and Vishal Lall, Requestor(s)  
Jeremy Paul, agent for Requestor(s)  
Quickdraw Permit Consulting  
584 Castro Street  
San Francisco, CA 94114  
[jeremy@quickdrawsf.com](mailto:jeremy@quickdrawsf.com)



Date Filed: February 20, 2024

City & County of San Francisco  
**BOARD OF APPEALS**

## **JURISDICTION REQUEST NO. 24-1**

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Date of request: **February 20, 2024.**

**Dee Datta and Vishal Lall** hereby seeks a new appeal period for the following departmental action: **ISSUANCE of Alteration Permit, 2020/09/16/4264** by **Department of Building Inspection**, issued to: **1920 Pacific G1 LP**, for property at **1920 Pacific Avenue**, that was issued or became effective on **September 16, 2020**, and for which the appeal period ended at close of business on **October 1, 2020**.

Your **Jurisdiction Request** will be considered by the Board of Appeals on Wednesday, **March 13, 2024** at **5:00 p.m.** and the hearing will be held in **Room 416 of SF City Hall**. The parties may also attend via the **Zoom video platform**.

Pursuant to Article V, § 10 of the Board Rules, the **RESPONSE** to the written request for jurisdiction must be submitted by the permit, variance, or determination holder(s) and/or department(s) no later than **10 days from the date of filing, on or before March 1, 2024**, and must not exceed 6 pages in length (double-spaced), with unlimited exhibits. An electronic copy shall be submitted to the Board office via email to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org) with additional copies delivered to the opposing parties the same day.

You or your representative **MUST** be present at the hearing. It is the general practice of the Board that only up to three minutes of testimony from the requestor, the permit holder, and the department(s) will be allowed. Your testimony should focus on the reason(s) you did not file on time, and why the Board should allow a late filing in your situation.

Based upon the evidence submitted and the testimony, the Board will make a decision to either grant or deny your Jurisdiction Request. Four votes are necessary to grant jurisdiction. If your request is denied, an appeal may not be filed and the decision of the department(s) is final. If your request is granted, **a new five (5) day appeal period shall be created which ends on the following Monday**, and an appeal may be filed during this time.

Dee Datta and Vishal Lal, Requestors  
**Jeremy Paul, Agent for Requestors**  
**Quick Draw Permit Consulting**  
584 Castro Street  
San Francisco, CA 94114  
Email: [jeremy@quickdrawsf.com](mailto:jeremy@quickdrawsf.com)

**Jeremy Paul, Via Email**

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Signature of Requestor or Agent

February 14, 2024

Board of Appeals  
49 S. Van Ness Ave.  
Suite 1475  
San Francisco, CA 94103

QUICKDRAW

PERMIT CONSULTING

584 CASTRO STREET SF CA 94114

415-552-1888 [INFO@QUICKDRAWSF.COM](mailto:INFO@QUICKDRAWSF.COM)

[WWW.PERMITCONSULTING.COM](http://WWW.PERMITCONSULTING.COM)



Request for Jurisdiction: BPA #. 2020. 0916. 4264  
Site Address: 1920 Pacific Ave. Block 0577 Lot 020

Issue date: September 16, 2020

Scope of Work: "Remove dry rotted wood enclosure around garbage area and replace in kind.  
Not visible from the street"

Basis of Appeal: False statement made by applicant in Scope of Work.  
Permit states "replace in-kind"; no enclosure ever existed in the subject location.  
Before and after photographs are attached.

Reason for Late Filing: DBI granted the permit based on a false statement by the applicant.  
This permit was issued in error.

Pres. Lopez and Honorable Members of the Board:

On behalf of the adjacent property owners Dee Datta and Vishal Lall of 1942 Pacific Ave. I request that this Board of Appeals take Jurisdiction over this falsely issued permit, to allow a full hearing to consider the appropriateness of the design and location selected for this enclosure.

Please review the attached photographs that demonstrate that without question this project does not "replace in-kind" as falsely alleged in this permit.

Sec. 105.6 of the San Francisco Building Code states: "The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect inaccurate or incomplete information . . ."

By making false statements on a Building Permit Application this project sponsor is subject to permit revocation; and adjacent neighbors whose property may be put at risk by such dishonesty are entitled to close reexamination of all permits issued to this applicant.

Respectfully Submitted,

Jeremy Paul 



**APPROVED**  
 Dept. of Building Insp.  
 - San Francisco -

SEP 16 2020

BLDG. 3/18  
 FORM  
 APPLICATION NUMBER  
 2020 0916 4284  
 APPROVED FOR ISSUANCE  
 9/16/20

NV

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

DEPT. OF BUILDING INSPECTION  
 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

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
		1920 Pacific Ave	0577/020
PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST
1532314	9/16/2020	4,000	BY: \$4800

APPLICATION NUMBER  
 2020 0916 4284  
 (SSA) APPROVAL RECORD  
 APPROVAL NUMBER

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS**

LEGAL DESCRIPTION OF EXISTING BUILDING					
(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY	(6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS
V	3		Apartment	R2	12
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY	(6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS
V	3		Apartment	R2	12
(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	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
Doherty Restorative	PO Box 885473	94188	415 695 1494	674 707	9/30/21
(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)	
Green tree	1 Bush St SF	94104		415 347 8600	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
Remove dry rotted wood enclosure around garbage area and replace in kind. Not visible from the street					

**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 HORIZ. EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.	
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON LOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> )	ADDRESS		CALIF. CERTIFICATE NO.				
N/A							
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS						
N/A							

**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 6'9" 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 this department for approval.  
 ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.  
 BUILDINGS 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  
 LESSEE  
 CONTRACTOR

ARCHITECT  
 AGENT  
 ENGINEER

**APPLICANT'S CERTIFICATION**

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

**NOTICE TO APPLICANT**

**HOLD HARMLESS CLAUSE.** The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands 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 (I) or (II) designated below, or shall indicate item (II), (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 worker's compensation insurance carrier and policy number are:  
 Carrier: STATE FUND  
 Policy Number: \_\_\_\_\_
- ( ) III. The cost of the work to be done is \$100 or less. 916 92008
- ( ) 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 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 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.

Signature of Applicant or Agent: Michael Davis Date: 9/16/20

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: ✓

*DL*

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: 9-16-20

REASON: OK to issue

NOTIFIED MR. B. Burton

APPROVED:

DEPARTMENT OF CITY PLANNING

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

BUREAU OF ENGINEERING

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

REDEVELOPMENT AGENCY

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

APPROVED:

Legal use per CFC # 253937  
No. of units 12 Flrs. of Occ. 3  
09/16/2020

HOUSING INSPECTION DIVISION

DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

NOTIFIED MR. \_\_\_\_\_

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

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

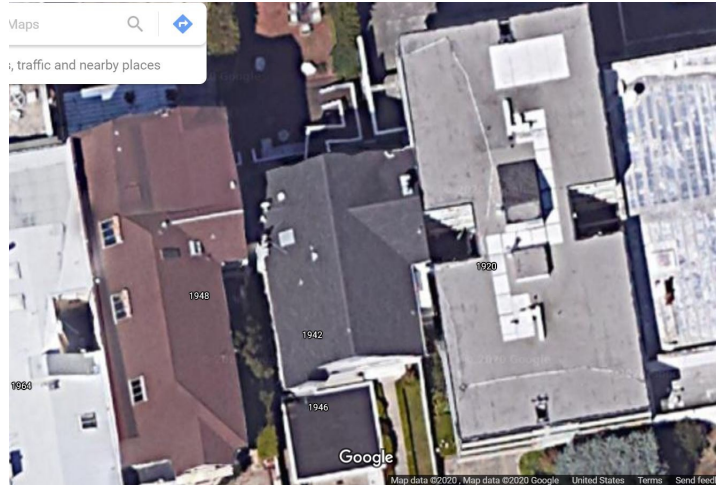
Number of attachments

OWNER'S AUTHORIZED AGENT





2020 Photo - NO TRASH ENCLOSURE



2024 - FULLY NEW ENCLOSURE

## Permit Details Report

**Report Date:** 2/16/2024 11:51:28 AM

Application Number: 202009164264

Form Number: 8

Address(es): 0577 /020 /1 1920 PACIFIC AV

Description: REMOVE DRY ROTTED WOOD ENCLOSURE AROUND GARBAGE AREA AND REPLACE IN KIND. NO VISIBLE FROM STREET.

Cost: \$4,800.00

Occupancy Code: R-2

Building Use: 24 - APARTMENTS

### Disposition / Stage:

Action Date	Stage	Comments
9/16/2020	TRIAGE	
9/16/2020	FILING	
9/16/2020	FILED	
9/16/2020	APPROVED	
9/16/2020	ISSUED	
11/3/2020	COMPLETE	5706764 Final Inspection/Approved

### Contact Details:

#### Contractor Details:

License Number: 674707

Name: FRANCES ANN DOHERTY

Company Name: DOHERTY RESTORATION, INC.

Address: P.O. BOX 885473 \* SAN FRANCISCO CA 94188-0000

Phone: 4156951494

### Addenda Details:

#### Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
HIS		9/16/20	9/16/20			9/16/20	YU ANNE		
BLDG		9/16/20	9/16/20			9/16/20	CURRAN BERNIE		
CPB		9/16/20	9/16/20			9/16/20	CHAN CHENG		

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.





London Breed  
Mayor

Julie Rosenberg  
Executive Director

February 27, 2024

1920 Pacific G1 LP, Permit Holder(s)  
c/o Justin Zucker, Attorney for Permit Holder(s)  
Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
jzucker@reubenlaw.com

Re: **JURISDICTION REQUEST No. 24-3**  
Date Filed: **February 27, 2024**  
Subject Property: **1920 Pacific Avenue**  
Permit No(s): **2021/02/22/5095**  
Types(s): **Alteration Permit**

Dear Justin Zucker:

The Board of Appeals has received the enclosed letter requesting that it take jurisdiction beyond the 15-day appeal period for above-referenced permit. This **JURISDICTION REQUEST** has been scheduled for consideration on **Wednesday, March 13, 2024, and will be held in Room 416 of SF City Hall, 1 Dr. Carlton B. Goodlett Place. The parties are encouraged to attend in-person, but may also attend via the Zoom video platform.**

Please note that the filing of a Jurisdiction Request **DOES NOT** suspend work on the subject permit(s). However, if the Board grants the Jurisdiction Request on the above referenced date of consideration (4 out of 5 votes required), **a new five (5) day appeal period shall be created which ends on the following Monday**, and the subject permit(s) shall then be suspended upon the filing of a formal appeal, and pending resolution of the case by the Board of Appeals.

The permit holder has agreed to submit a **RESPONSE** to the written request for jurisdiction by 4:30 p.m. on **March 7, 2024** (one day shorter than the 10 days permitted under the Board Rules) so that this matter may be heard with Jurisdiction Request No. 24-1. The response must not exceed a total of six (6) double-spaced pages in length, with unlimited exhibits. An electronic copy shall be submitted to the Board office by 4:30 p.m. via email to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), with additional copies delivered to the opposing parties the same day.

It is the general practice of the Board that up to three (3) minutes of testimony for each party will be allowed per request. If you have any questions, please call the Board office at (628) 652-1150.

Sincerely,  
BOARD STAFF

cc: Department of Building Inspection c/o Matthew Greene, Deputy Director of Inspection Services  
[matthew.greene@sfgov.org](mailto:matthew.greene@sfgov.org)

Vishal Lall and Dee Datta, Requestor(s)  
1942 Pacific Avenue  
San Francisco, CA 94109  
[vishal.lall.email@gmail.com](mailto:vishal.lall.email@gmail.com)



Date Filed: February 27, 2024

City & County of San Francisco  
**BOARD OF APPEALS**

## **JURISDICTION REQUEST NO. 24-3**

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Date of request: **February 27, 2024**

**Vishal Lall and Dee Datta** hereby seek a new appeal period for the following departmental action: **ISSUANCE of Alteration Permit, 2021/02/22/5095** by **Department of Building Inspection**, issued to: **1920 Pacific G1 LP**, for property at **1920 Pacific Avenue**, that was issued or became effective on **November 10, 2022**, and for which the appeal period ended at close of business on **November 28, 2022**.

Your **Jurisdiction Request** will be considered by the Board of Appeals on Wednesday, **March 13, 2024** at **5:00 p.m.** and will be held in **Room 416 of SF City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend via the **Zoom video platform**.

The permit holder has agreed to respond **to the request on or before 4:30 p.m. on March 7, 2024**. The response must not exceed 6 pages in length (double-spaced) and may have unlimited exhibits. An electronic copy shall be submitted to the following email addresses: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org), [matthew.greene@sfgov.org](mailto:matthew.greene@sfgov.org) & [vishal.lall.email@gmail.com](mailto:vishal.lall.email@gmail.com).

You or your representative **MUST** be present at the hearing. It is the general practice of the Board that only up to three minutes of testimony from the requestor, the permit holder, and the department(s) will be allowed. Your testimony should focus on the reason(s) you did not file on time, and why the Board should allow a late filing in your situation.

Based upon the evidence submitted and the testimony, the Board will make a decision to either grant or deny your Jurisdiction Request. Four votes are necessary to grant jurisdiction. If your request is denied, an appeal may not be filed and the decision of the department(s) is final. If your request is granted, **a new five (5) day appeal period shall be created which ends on the following Monday**, and an appeal may be filed during this time.

Vishal Lall and Dee Datta, Requestor(s)  
1942 Pacific Avenue  
San Francisco, CA 94109  
[vishal.lall.email@gmail.com](mailto:vishal.lall.email@gmail.com)

Jurisdiction Request filed by email.

Board of Appeals  
49 S. Van Ness Ave.  
Suite 1475  
San Francisco, CA 94103

February 27, 2024

Request for Jurisdiction: BPA #. 2021.0222.5095  
Issue Date: November 10, 2022  
Site Address: 1920 Pacific Ave. Block 0577 Lot 020

Scope of Work: "Provide 4 ADUs at ground floor parking within existing envelope per ordinance 162-16."

Basis of Appeal: False statements made by the applicant pertaining to new construction along the shared property line.

Drawings provided during Pre-Application Notification and associated emails stated that no new extension was proposed within 3 feet of our property line. Current plans show relocation of these existing fire escapes 18 inches from the property line.

Reason for Late Filing: The Department of Building Inspection (DBI) granted the permit based on the applicant's claim that Pre-Application Notice procedures were followed. False information was provided in that Notice and subsequent correspondence. Moreover, a copy of the final approved plans was not provided to us, and therefore we did not have the opportunity to appeal within the original timeframe. We only became aware of this issue when we saw scaffolding erected a few weeks ago and subsequently reached out to DBI for a copy of the approved plans.

President Lopez and Honorable Members of the Board:

We request that the Board of Appeals take Jurisdiction over this falsely issued permit to allow a full hearing to consider the appropriateness of the design and placement for relocating these existing fire escapes. Please review the attached descriptive email sent by the Project Architect (Exhibit A) and the approved design (Exhibit B), which demonstrate that without question, this project sponsor intentionally and improperly misled us, their neighbor, regarding construction along the property line.

Section 105.6 of the San Francisco Building Code states: *"The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information."*

By making false statements in the Building Permit Application process, this project sponsor is subject to permit revocation, and adjacent neighbors whose property may be put at risk by such dishonesty are entitled to close reexamination of all permits issued to this applicant.

To be clear, we have been and are in full support of the new ADU project next door, and we only seek reconsideration of the fire escape locations within 5 feet of the property line.

Respectfully Submitted,

Dee Datta & Vishal Lall  
Owners of 1942 Pacific Avenue

# Exhibit A



Vishal Lall <vishal.lall.email@gmail.com>

---

## Re: Proposed Plans for 4 ADUs in 1920 Pacific Ave.

---

**Daniel Paris** <dan@000arc.com>  
To: Vishal Lall <vishal.lall.email@gmail.com>  
Cc: Dee Datta <dee.datta@gmail.com>

Fri, Jan 8, 2021 at 5:38 PM

Vishal and Dee,

Hi.

Happy new year.

Hope you had a good holiday.

Thanks for the follow-up email.

I've had a chance to discuss these items with the owner.

### 1. Easement & Trash

We've reviewed the Licensed Survey and there's no indication of an easement.

The owner has also reviewed the Title Report and there's no indication of an easement there, either.

Any easements or encumbrances are required to show up on these documents. This is very strange. Do you have any documentation to show this is a legal, recorded easement?

I do want to note that the current trash area is legal and a small rear yard structure of less than 100 s.f. is allowed without permit.

Still, the owner is amenable to studying the trash relocation. We're looking into this.

Obviously, if there is an easement, the trash enclosure would have to be moved.

### 2. Fire Escape ladders

These are not permanent and fixed ladders to the ground. These are drop down ladders which are only accessible in an emergency.

No person in the public way would be able to access the ladders. There should be no security issue there.

The front ladder would be located greater than 3' from the shared property line and the rear ladder would be located greater than 5' from the shared property line.

These will be custom built elements designed specifically for this property. We are planning a separate project for exterior improvements to provide new life to this older building. We're excited about these improvements and the benefit to the street view and the neighborhood. We design these ladders as pleasing design elements incorporated into the design.

That said, the owner is also willing to study relocating the ladders and/or additional screening methods. We're looking at this, too.

### 3. Garage Door

The owner is amenable to providing a quieter, swinging garage door instead of the more typical sectional overhead rolling door.

This is a considerable additional expense, but the owner is interested to be a good neighbor.

### 4. New Patios

The owner is willing to provide sound attenuating materials at proposed patios such as wood (vs. concrete) and enhanced landscaping solutions.

The owner is amenable to provide whatever is within reason in an effort to be a good neighbor. In the spirit of negotiation, please review the above and let us know your responses.

Thank you.

Have a great weekend.

Dan

[Quoted text hidden]





**Permit Details Report**

**Report Date:** 2/27/2024 5:35:54 PM

Application Number: 202102225095  
 Form Number: 3  
 Address(es): 0577 / 020 / 1 1920 PACIFIC AV  
 Description: Add 4 ADUs at ground floor parking per ordinance 162-16 to existing 12 residential units. Provide sprinklers at the ground floor per NFPA 13  
 Cost: \$400,000.00  
 Occupancy Code: R-2  
 Building Use: 24 - APARTMENTS

**Disposition / Stage:**

Action Date	Stage	Comments
2/22/2021	TRIAGE	
2/22/2021	FILING	
2/22/2021	FILED	
11/8/2022	APPROVED	
11/10/2022	ISSUED	

**Contact Details:**

**Contractor Details:**

License Number: 674707  
 Name: FRANCES ANN DOHERTY  
 Company Name: DOHERTY RESTORATION, INC.  
 Address: P.O. BOX 885473 \* SAN FRANCISCO CA 94188-0000  
 Phone: 4156951494

**Addenda Details:**

**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CP-GEN		2/22/21	2/22/21	2/22/21	3/19/21	3/19/21	BAEZA ROGELIO		PLANNING PERMIT INTAKE. Please contact rogelio.baeza@sfgov.org for any questions. 2/22/2021: AWAITING PAYMENT. 3/19/2021: APPLICATION ACCEPTED; INVITE SENT TO APPLICANT & AGENCIES TO JOIN BLUEBEAM SESSION.
CP-ZOC		3/19/21	4/22/21	4/22/21	6/17/22	6/17/22	SACCHI JOSEPH		PLANNING PERMIT REVIEW. 6/17/22: Approved the addition of four ADUs per the Local ADU program (ord. 162-16). Project includes infill under existing building and deck area. - JS joseph.sacchi@sfgov.org 12/14/21: Revisions reviewed. Comments addressed. Approval pending Notice and Declaration per Ordinance No. 208-21. - JS joseph.sacchi@sfgov.org 8/26/21: re-assign to planner; contact joseph.sacchi@sfgov.org - NK. 4/22/21: comments left on Bluebeam session; sponsor notified. - DNW. 4/8/21: assign to planner; contact David.Weissglass@sfgov.org - NK. 3/20/21: eviction history research - NK.
BLDG		3/19/21	5/26/21	9/8/21	10/1/21	9/17/21	ZHANG KAYI		APPROVED EPR RESTAMP 10/1/21. APPLICANT REDUCED EXCAVATION TO LESS THAN 50 CY 1/20/22: Reassign to Jeff Barnes

BLDG		3/19/21	2/3/22	2/3/22	2/4/22	2/4/22	BARNES JEFF	Approved in BB Rev 6 updated SFUSD form 100. email sent to Daniel Paris
PAD-STR		5/26/21	7/27/21	7/29/21	2/9/22	2/9/22	LO JAMES	Comments issued on BB studio 7/29/21. Approved REV6 on BB session 2/9/22.
MECH		3/19/21	4/22/21	4/22/21	8/24/21	8/24/21	TAN (PETER) JIA JIAN	8/24/2021: Approved 4/22/2021: Placed in Hold pending comments
SFFD		3/19/21	7/20/21	7/20/21	1/25/22	2/10/22	G. Chris Gauer	Reviewed in Blue Beam-Comments left in BB 7/20-CG Reviewed Rev 2 in Blue Beam left comments on p.A010 and A301-9/20/2021-CG 10/12/21 reviewed Rev 3 in Blue Beam approved/stamped-CG 12/14/2021 reviewed Rev4 in BB approved/stamped-CG 02/10/2022 reviewed Rev 6 in BB approved in BB -CG 1/25/2022 reviewed Rev 5 in BB approved/stamped-CG
DPW-BSM		3/19/21	3/23/21			3/23/21	CHOY CLINTON	Approved. 3/23/21: No alteration or reconstruction of City Right-of-Way under this permit. -CC
DPW-BSM		8/25/21	8/25/21			8/25/21	CHOY CLINTON	Approved *revision*. 8/25/21: No alteration or reconstruction of City Right-of-Way under this permit. -CC
DPW-BUF		3/19/21	7/14/21			7/14/21	STACY SARA	Approved. Two (2) in-lieu fees assessed for section 806(d)
SFPUC		3/19/21	3/30/21	3/30/21	7/20/21	7/20/21	GARCIA JOBEL	EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 07/20/21. APPROVED READY FOR STAMP. -03/30/21.
DPW-BSM		9/20/21	9/20/21			9/20/21	CHOY CLINTON	Approved *revision*. 9/20/21: No alteration or reconstruction of City Right-of-Way under this permit. -CC
SFPUC		8/27/21	8/27/21			8/27/21	GARCIA JOBEL	RESTAMP - EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 08/27/21.
DPW-BSM		10/4/21	10/4/21			10/4/21	CHOY CLINTON	Approved *revision*. 10/4/21: No alteration or reconstruction of City Right-of-Way under this permit. -CC
DPW-BSM		12/16/21	12/16/21			12/16/21	CHOY CLINTON	Approved *revision*. 12/16/21: No alteration or reconstruction of City Right-of-Way under this permit. -CC
SFPUC		9/16/21	9/16/21			9/16/21	GARCIA JOBEL	RESTAMP - EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 09/16/21.
SFPUC		10/1/21	10/1/21			10/1/21	GARCIA JOBEL	RESTAMP - EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 10/01/21.
DPW-BSM		1/25/22	1/25/22			1/25/22	CHOY CLINTON	Approved *revision*. 1/25/22: No alteration or reconstruction of City Right-of-Way under this permit. -CC
DPW-BSM		2/10/22	2/10/22			2/10/22	CHOY CLINTON	Approved *revision*. 2/10/22: No alteration or reconstruction of City Right-

									of-Way under this permit. - CC
SFPUC		12/17/21	12/17/21			12/17/21	GARCIA JOBEL		RESTAMP - EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 12/17/21.
SFPUC		2/9/22	2/9/22			2/9/22	GARCIA JOBEL		RESTAMP - EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 02/09/22.
SFPUC		1/24/22	1/24/22			1/24/22	GARCIA JOBEL		RESTAMP - EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 01/24/22.
BLDG		7/7/22	7/22/22			7/22/22	WALLS MARK		STAMPED APPLICATION ON BEHALF OF J. BARNES. MGW
CP-ZOC		12/6/21	12/6/21	12/6/21	8/16/22	8/16/22	SACCHI JOSEPH		8/16/22: Required documents recorded. Do not route back to Planning. - JS joseph.sacchi@sfgov.org 12/6/21: Prior to permit issuance, route back to Planning for verification that required documents (Costa Hawkins Agreement and Notice of Special Restrictions) have been recorded. Applicant has been notified. - JS joseph.sacchi@sfgov.org
DFCU		8/16/22	8/16/22			8/16/22	BLACKSHEAR JOHN		8/16/22: Planning entered a Child Care impact fee on this permit. The DPW-Bureau of Urban Forestry entered a Street Tree in lieu fee. These fees will be collected at permit issuance.
PPC		7/7/22	7/7/22			8/19/22	PHAM ANH HAI		8/19/22: Invite sent to CPB to close out permit; HP 8/16/22: Email sent to DFCU for fee assessment; HP 7/8/22: Invite sent to DCP for final review; HP 7/7/22: ADU transferred from Planning to DBI. Invite sent to plan examiners to stamp newly uploaded application form. Email applicant to upload a complete signed School Fee Form for BLDG plan examiner to sign; HP
CPB		8/19/22	11/8/22			11/10/22	SONG SUSIE		11/10/22: PAYMENT RECEIVED. PERMIT ISSUED. EMAILED JOB CARD AND LINKS TO APPLICANT. SS 11/8/22: CONTRACTOR STATEMENT RECEIVED. PENDING PAYMENT. SS 08/22/2022: SFUSD fee included to issuance fee. Permit ready to be issued if at CPB Station.ay 8/22/22: EMAILED APPLICANT FOR R2 FORM/CONTRACTOR STATEMENT.SS 08/19/2022: SFUSD form sent for calculation, permit not ready to be issued.ay 8/19/22: PENDING SFUSD FEE CALCS. SS

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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12/18/2023	AM	CS	Clerk Scheduled	SHEETROCK NAILING	1
12/12/2023	AM	CS	Clerk Scheduled	INSULATION	1
11/20/2023	AM	CS	Clerk Scheduled	ROUGH FRAME	1
<b>12</b>					

**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
12/18/2023	Michael (Yuet) Chan	SHEETROCK NAILING	SHEETROCK NAILING
12/12/2023	Daniel Helminiak	INSULATION	INSULATION
11/20/2023	Daniel Helminiak	ROUGH FRAME	ROUGH FRAME
<b>12</b>			

**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			AB3	NRCA-MCH-03-A - CONSTANT VOLUME, SINGLE ZONE, UNITARY AIR CONDITIONER AND HEAT PUMP SYSTEMS	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel
0			5A1	SINGLE PASS FILLET WELDS < 5/16"	
0			24A	FOUNDATIONS	
0			24B	STEEL FRAMING	
0			24C	CONCRETE CONSTRUCTION	
0			24E	WOOD FRAMING	
0			IP10	NRCI-PLB-01-E - PLUMBING	
0			IP11	NRCI-PLB-02-E - HIGH RISE RESIDENTIAL/HOTEL/MOTEL CENTRAL HOT WATER SYSTEM DISTRIBUTION	
<b>12</b>					

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

**Station Code Descriptions and Phone Numbers**

[Online Permit and Complaint Tracking](#) home page.

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## **BRIEF SUBMITTED BY THE PERMIT HOLDER(S)**

# REUBEN, JUNIUS & ROSE, LLP

Justin A. Zucker  
jzucker@reubenlaw.com

March 1, 2024

## Delivered Via E-Mail

President Jose Lopez  
San Francisco Board of Appeals  
49 South Van Ness Avenue, Suite 1475  
San Francisco, CA 94103  
[Boardofappeals@sfgov.org](mailto:Boardofappeals@sfgov.org)  
[Julie.Rosenberg@sfgov.org](mailto:Julie.Rosenberg@sfgov.org)

**Re: 1920 Pacific Avenue – Jurisdiction Request Nos. 24-1 & 24-3**  
**Permit Holder Brief in Opposition**  
**Hearing Date: March 13, 2024**  
Our File No: 6994.69

Dear President Lopez and Board Members:

Our office represents 1920 Pacific G1 LP (the “Owner”) of 1920 Pacific Avenue, San Francisco, CA (the “Property”). Owner holds Building Permit Application number 2020.0916.4264 (the “Enclosure Permit”), which authorized replacement in-kind of a dry rotted wood enclosure, and Building Permit Application number 2021.0222.5095 (the “ADU Permit”), which authorized the addition of four accessory dwelling units (“ADUs”) at the ground floor. Now, years after permit issuance, Dee Datta and Vishal Lall (collectively, the “Appellants”), owners of the neighboring property at 1942 Pacific Avenue, have filed two Jurisdiction Requests asking the Board of Appeals to allow appeal of both of these permits.

The Board should deny these Jurisdiction Requests because Appellants have not met the exacting standard of review for the Board to take jurisdiction.

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

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

[www.reubenlaw.com](http://www.reubenlaw.com)



## A. BRIEF HISTORY

The Property is a 12-unit residential building originally developed in 1961. Owners purchased the Property in 2020. At that time, the Property suffered some deferred maintenance. Improvements to the premises have been undertaken since purchase, including rehabilitating the wood enclosure to the garbage area at the rear of the Property and constructing four (4) ADUs at the ground floor.

The Enclosure Permit authorized the Owner to remove and replace a “dry rotted wood enclosure around [the] garbage area” located on the Property. (The Enclosure Permit Tracking System Report is attached as **Exhibit A**.) The Enclosure Permit was issued on September 16, 2020, and was completed with approval after final inspection on November 3, 2020.

On February 22, 2021, on the approved permit application the City crossed out the date filed and replaced it with March 3, 2021 (see approved permit application), Owner filed the ADU Permit to “Provide 4 ADUs at ground floor parking within existing envelope per ordinance 162-16.” (The ADU Permit is attached as **Exhibit B**.) The ADU Permit was approved and issued on November 10, 2022.

## B. LEGAL STANDARD

The Board’s Rules provide that the Board is authorized to grant a Jurisdiction Request only “in *extraordinary cases where the Board must find that the City intentionally or inadvertently caused the requestor to be late in filing the appeal.*” (San Francisco Board of Appeals Rules, § 10(a), emphasis added.)

Appellants fail to meet this exacting standard of review, and therefore the Board cannot take jurisdiction.

### C. LEGAL ANALYSIS

Under San Francisco Business and Tax Regulations Code Section 8, an appeal to the Board of Appeals must be filed within fifteen (15) days of its issuance. Here that was not done.

- **Enclosure Permit** was issued on September 16, 2020, and the appeal period ran on October 1, 2020. Construction occurred within weeks with the first inspection on October 21, 2020, and final inspection approval on November 3, 2020.
- **ADU Permit** was issued on November 10, 2022, and the appeal period ran on November 28, 2022 (November 25 was the day after Thanksgiving, which is a City holiday). Construction began in summer 2023 with the inspection and okay to pour concrete on July 19, 2023, rough frame inspection on November 20, 2023, insulation inspection on December 12, 2023, and sheetrock nailing inspection on December 18, 2023. (Permit Tracking System Report for ADU Permit is attached as **Exhibit C**.)

In both cases, Appellants did not appeal the respective permits within the fifteen- (15) day appeal period. Now, in 2024, long after permit issuance and construction starting (and finished for the Enclosure Permit), Appellants want another bite at the apple. But in their Jurisdiction Request, Appellants cannot satisfy

the Board of Appeals' standard for assuming jurisdiction because they don't identify how the City intentionally or inadvertently caused them to be late in filing an appeal.

In both Jurisdiction Requests, Appellants claim failure to file a timely appeal was based on allegedly inaccurate information provided by the Owner. This is irrelevant for the purposes of resolving the threshold jurisdiction issue. The legal standard for the Board of Appeals to grant jurisdiction is focused on the City's actions preventing Appellants from submitting a timely appeal, not the permit holder's. Whether or not Owner provided accurate descriptions of the scope of work sought pursuant to the Enclosure Permit or the ADU Permit has no bearing on the City's actions that would have prevented Appellants from making a timely appeal. Appellants have failed to articulate any action or forbearance by the City that prevented Appellants from filing a timely appeal.

No Block Book Notifications have been requested for the Property. (Block Book Notifications report from Property Information Map attached as Exhibit D.) Consequently, the City had no affirmative notice to provide notice of permit issuance to Appellants.

Further, in Appellants' ADU Permit Jurisdiction Request, Appellants claim they could not submit a timely filing because "a copy of the final approved plans was not provided to us." This argument presupposes this type of notice was required for the ADU permit when it was not. No such notice was required pursuant to Planning Code Section 207 (c), and although Section 106A.4.6 requires a sign to be posted with

information about the work to be completed under the permit, there is no requirement that Appellants be provided with a copy of final approved plans by the City. Therefore, Appellants assertion that not being provided a copy of the final approved plans cannot serve as the basis for granting jurisdiction. Appellants participated in a pre-application meeting and were aware that the ADU project was forthcoming.

Appellants have failed to make an assertion justifying the present Jurisdiction Requests for the Enclosure Permit and ADU Permit. For all of these reasons and those in the record, we respectfully request the Board deny Appellants' Jurisdiction Requests.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Justin Zucker

Enclosures:

- Exh. A – Permit Tracking System Report for Enclosure Permit
- Exh. B – ADU Building Permit Application
- Exh. C – Permit Tracking System Report for ADU Permit
- Exh. D – Block Book Notification Report

cc: Alex Lemberg, Vice President  
Rick Swig, Commissioner  
John Trasviña, Commissioner  
J.R. Eppler, Commissioner

# **EXHIBIT A**

**Permit Details Report****Report Date:** 3/1/2024 2:26:26 PM

Application Number: 202009164264  
 Form Number: 8  
 Address(es): 0577 / 020 / 1 1920 PACIFIC AV  
 Description: REMOVE DRY ROTTED WOOD ENCLOSURE AROUND GARBAGE AREA AND REPLACE IN KIND. NO VISIBLE FROM STREET.  
 Cost: \$4,800.00  
 Occupancy Code: R-2  
 Building Use: 24 - APARTMENTS

**Disposition / Stage:**

Action Date	Stage	Comments
9/16/2020	TRIAGE	
9/16/2020	FILING	
9/16/2020	FILED	
9/16/2020	APPROVED	
9/16/2020	ISSUED	
11/3/2020	COMPLETE	5706764 Final Inspection/Approved

**Contact Details:****Contractor Details:**

License Number: 674707  
 Name: FRANCES ANN DOHERTY  
 Company Name: DOHERTY RESTORATION, INC.  
 Address: P.O. BOX 885473 \* SAN FRANCISCO CA 94188-0000  
 Phone: 4156951494

**Addenda Details:****Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
HIS		9/16/20	9/16/20			9/16/20	YU ANNE		
BLDG		9/16/20	9/16/20			9/16/20	CURRAN BERNIE		
CPB		9/16/20	9/16/20			9/16/20	CHAN CHENG		

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
11/3/2020	Hector Hernandez	FINAL INSPECT/APPRVD	FINAL INSPECT/APPRVD
10/21/2020	Hector Hernandez	FINAL INSPECT/APPRVD	OTHER

**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

[Online Permit and Complaint Tracking home page.](#)

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# **EXHIBIT B**



November 10, 2022
202102225095\_BPA FORM-3

Patrick O'Riordan
DIRECTOR
DEPT. OF BUILDING INSPECTION



Capacity Charges

Water: \$0.00
Wastewater: \$0.00
JG 7/8/22



APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER
202102225095

OSHA APPROVAL REC'D
APPROVAL NUMBER

N/V

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

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

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.

DO NOT WRITE ABOVE THIS LINE

Table with 4 columns: DATE FILED, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, BLOCK & LOT. Includes values like 3/3/21, 20210222-1450L, 1920 Pacific Ave, 0577/020.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with 5 columns: (4A) TYPE OF CONSTR., (5A) NO. OF STORIES OF OCCUPANCY, (6A) NO. OF BASEMENTS AND CELLARS, (7A) PRESENT USE, (8A) OCCUP. CLASS, (9A) NO. OF DWELLING UNITS.

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with 5 columns: (4) TYPE OF CONSTR., (5) NO. OF STORIES OF OCCUPANCY, (6) NO. OF BASEMENTS AND CELLARS, (7) PROPOSED USE (LEGAL USE), (8) OCCUP. CLASS, (9) NO. OF DWELLING UNITS.

Table with 3 columns: (10) IS AUTO RUNWAY 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?

Table with 6 columns: (14) CONTRACTOR, ADDRESS, ZIP, PHONE, CALIF. LIC. NO., EXPIRATION DATE.

Table with 4 columns: (15) OWNER - LESSEE (CROSS OUT ONE), ADDRESS, ZIP, BTRC#, PHONE (FOR CONTACT BY DEPT.).

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
Provide (4) ADU's at ground floor parking within existing envelope per ordinance 162-16.

ADDITIONAL INFORMATION

Table with 4 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 HORIZ. EXTENSION TO BUILDING?, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA.

Table with 4 columns: (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?, (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN), (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?

Table with 2 columns: (25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION), ADDRESS, CALIF. CERTIFICATE NO.

Table with 2 columns: (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 is 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, and complete details of retaining walls and wall footings must be submitted to this department for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

- CHECK APPROPRIATE BOX
[ ] OWNER [ ] ARCHITECT
[ ] LESSEE [ ] AGENT
[ ] CONTRACTOR [ ] ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (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 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 therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
[X] 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.

Digitally signed by Daniel
Date: 2022.07.05 13:11:32 -0700 07/05/2022

Signature of Applicant or Agent

Date

**CONDITIONS AND STIPULATIONS**

<p>REFER TO:</p> <input type="checkbox"/>	<p>APPROVED:</p> <p style="text-align: center;"><b>HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION</b></p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p> <p>BUILDING INSPECTION DIVISION</p>
<input type="checkbox"/>	<p>APPROVED:</p> <div style="text-align: center;">  <p>Joseph Sacchi - CPC</p> <p><b>PLANNING</b></p> <p>July 07, 2022</p> </div> <p style="text-align: center;"><b>DEPARTMENT OF CITY PLANNING</b></p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p> <p>ELECTRICAL INSPECTION DIVISION</p>
<input type="checkbox"/>	<p>APPROVED:</p> <div style="text-align: center;"> <p>For Jeff Barnes:</p>  <p>Mark Walls DBI - BLDG</p> <p><b>DEPARTMENT OF BUILDING INSPECTION</b></p> <p>July 07, 2022</p> </div> <p style="text-align: center;"><b>PLAN REVIEW SERVICES, DEPT. OF BLDG. INSPECTION</b></p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p> <p>PLUMBING INSPECTION DIVISION</p>
<input type="checkbox"/>	<p>APPROVED:</p> <div style="text-align: center;">  <p>James Lo - PAD-STR</p> <p><b>DEPARTMENT OF BUILDING INSPECTION</b></p> <p>July 07, 2022</p> </div> <p style="text-align: center;"><b>CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION</b></p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p> <p>CODE ENFORCEMENT SERVICES</p>
<input type="checkbox"/>	<p>APPROVED:</p> <div style="text-align: center;">  <p>Peter Tan - DBI MECH</p> <p><b>DEPARTMENT OF BUILDING INSPECTION</b></p> <p>July 07, 2022</p> </div> <p style="text-align: center;"><b>MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION</b></p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <div style="text-align: center;"> <p><b>PLEASE NOTIFY DISTRICT FIRE INSPECTOR AT THE START OF WORK 415-554-8927</b></p>  <p>Gerald Gauer</p> <p><b>FIRE</b></p> <p>July 07, 2022</p> </div> <p style="text-align: center;"><b>SAN FRANCISCO FIRE DEPARTMENT</b></p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>
<input type="checkbox"/>	<p>APPROVED: No alteration or reconstruction of City Right-of-Way under this permit</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Clinton Choy - PW BSM</p> <p><b>PUBLIC WORKS</b></p> <p>February 10, 2022</p> </div> <div style="text-align: center;">  <p>Sara Stacy - PW BUF</p> <p><b>PUBLIC WORKS</b></p> <p>August 08, 2022</p> </div> </div> <p style="text-align: center;"><b>SF DEPARTMENT OF PUBLIC WORKS / MAYOR'S OFFICE OF DISABILITY (CROSS ONE OUT)</b></p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <div style="text-align: center;">  <p>JGARCIA</p> <p><b>PUBLIC UTILITIES COMMISSION</b></p> <p>July 08, 2022</p> </div> <p style="text-align: center;"><b>SF PUBLIC UTILITIES COMMISSION</b></p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>
<input type="checkbox"/>	<p>APPROVED:</p> <p style="text-align: center;"><b>DEPT. OF PUBLIC HEALTH / OCII (CROSS ONE OUT)</b></p>	<p>DATE: _____</p> <p>INSPECTOR: _____</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.

OWNER'S AUTHORIZED AGENT

CENTRAL PERMIT BUREAU  
 49 South Van Ness Ave, Suite 400  
 San Francisco, CA 94103

CITY AND COUNTY OF SAN FRANCISCO  
 DEPARTMENT OF BUILDING INSPECTION  
 (628) 652-3200

Receipt No: 20221108-1070L  
 Application/Permit No: 202102225095

PERMIT IS GRANTED TO

ERECT  ALTER BUILDING  ERECT SIGN DATE OF ISSUE 10-NOV-22  
 DEMOLISH BUILDING  GRADE FILING FEE RECEIPT # 20210222-1450L  
 LOWER CURB  OCCUPY STREET SPACE  
 EXCAVATE STREET OR SIDEWALK  POST NOTICE  
 HOUSE NUMBER CERTIFICATE  REPAIR OR CONSTRUCT SIDEWALK

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

SUPPLEMENTAL FEE PAID:  
 FINAL PLAN CHECK  EXPEDITER FEE  PENALTY  
 STRUCTURAL LTR  DCP FEE  FIRE

DBI P/C PAID AT FILING  
 AUDITED FOR REFUND

\$2,104.76

OWNER:

1920 PACIFIC G1 LP (415)497-2300

LOCATION OF JOB: HOUSE NUMBER: EXISTING  ASSIGNED   
 STREET ADDRESS: 1920 PACIFIC AV 0577/020 BLOCK/LOT

DESCRIPTION	AMOUNT	FEE
DCP PLAN CHECK	8,140.00	
BUILDING	1,874.74	
PLAN REVIEW	2,267.50	
FIRE INSPECTION FEE	390.00	
FIRE PLAN CHECK FEE	808.95	
RECORDS RETENTION	52.00	
BLDG STDS ADMIN FUND	10.00	
CHILD CARE FEE	2,825.00	
STREET TREES IN-LIEU FEE	4,460.00	
SCHOOL IMPACT FEE	6,564.28	

FRONTAGE FT 4 # STORIES 5 B TYPE R-2 LEGAL OCCUPANCIES  
 BUILDING USE APARTMENTS ESTIMATED COST \$ 400,000.00

SIDEWALK SQ. FTGE ST. SPACE LINEAR FT. 9 FT. CURB SECT. TO BE LOWERED  
 PARKING METER LINEAR FT. PARKING METER DAYS

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

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 1080 Days AFTER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY.  
 (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

1920 Pacific G1, LP

PERMIT 20221108-1070L

FEE PAVOR 0 Post Street, Suite 3100

APPEAL

ADDRESS San Francisco CA 94104  
 CITY

CENTRAL PERMIT BUREAU-D.B.I. SSONG

SUBTOTAL OF FEES WITH APPLICABLE SURCHARGES \$27,432.47

STRONG MOTION 112.00

SUBTOTAL OTHER FEES 112.00  
 TOTAL \$27,544.47

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

## WARNING

### ADDITIONAL INFORMATION

Pursuant to Article 20 of Chapter 10, Part II of the San Francisco Municipal Code (Public Works Code), certain building permits may be issued only after the permittee analyzes the soil for the presence of hazardous wastes and, where applicable, certifies that it has completed site mitigation. No officer, employee, or agency of the City conducted the soil sampling and analysis, recommended site mitigation measures, conducted the site mitigation or checked or verified the reports submitted or work performed for accuracy, reliability or adherence to protocols. In issuing this permit, neither the city nor any of its officers or employees make any representation that the soil on or about the site is free from the presence of hazardous wastes. Nor does the City's implementation of this process relieve any person from their duties and responsibilities relating to hazardous waste contamination under state and federal law. Neither soil analysis pursuant to Article 20 of Public Works Code nor the issuance of this permit is intended to alter, extinguish, or transfer these responsibilities.

1. **Building Permit:**  
All requests for extension of time must be in writing to Director, Dept. of Building Inspection. Permits are issued subject to Appeal within 15 days to Board of Permit Appeals. Incur no expenses until right of Appeal has lapsed.
2. **Demolition Permit:**  
If Demolition involves Abandonment of Side Sewer Permittee must obtain a Side Sewer Permit. The Side Sewer will then be blocked at the Main Sewer.
3. **Permit to Lower Curb/To Excavate in Street or Sidewalk:**  
Issued to construct Auto Runway as per Article 15, Public Works Code.  
Excavation should be carried out in accordance with Article 8 of Public Works Code.  
If issued with Building permit time for completion is same as Building; if issued alone, complete work within 6 months from date of Permit. Void if not started within 6 months.
4. **Street Space Permit:**  
No refuse, excavated materials, concrete or mortar is to be disposed of upon Paved Streets, catch basins or into the City sewer system. No material or equipment shall be left on Roadway of Police Tow-Away Zone during hours when Tow-Away Rule is in force. Gutters and Waterways must be kept clear.  
All provisions of Section 724.3 of the Public Works Code are incorporated into this permit by reference.  
Street and sidewalk areas occupied must not exceed a width 1/2 the width of the sidewalk plus 1/3 the width of the Roadway fronting.
5. **Permit to Repair or Construct Sidewalk:**  
Handicap Ramps required in vicinity of Crosswalks per plan No. 11-33, 982, Ch. 2. Before beginning any work under this permit contact your Area Inspector Tel. 554-5637. Permit valid for 3 months from date issued, unless extension authorized.  
Some sidewalks have been constructed over a subsidewalk basement or other below ground structure. Issuance of this permit does not limit, modify, or alter in any way the responsibility of the property owner to ensure that such subsidewalk space complies with the San Francisco Building Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, and other Municipal Codes.  
In addition, issuance of this permit does not limit the liability of the property owner or his or her agent if work pursuant to this permit or the actions of a third party result in damage to the sidewalk or subsidewalk structure; consequently, permittees proceed at their own risk. The City and County of San Francisco makes no representations that issuance of a sidewalk permit will or will not directly or indirectly affect a subsidewalk structure. The Department of Building Inspection, in conjunction with the Department of Public Works, issues permits to construct or alter subsidewalk spaces separately from a sidewalk permit. Property owners are encouraged to seek the advice of qualified professionals to independently analyze the structural integrity of subsidewalk space and determine whether such space should be improved or modified.
6. **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.

BOARD OF PERMIT APPEALS STIPULATIONS.



**FORM 100**
**CERTIFICATION OF PAYMENT OF SCHOOL FACILITY FEES**

Tel: (415) 241-6090

Please print in CAPITAL letters using black ink only. Building permit application with illegible handwriting will be returned and/or delayed.

To be valid, this form must be accompanied by a DBI payment stamp and include the square footage of the amount paid.


**I. APPLICANT (To Be Completed by Applicant)**

 Owner/Authorized Representative: Daniel Paris  
 Organization: Thousand Architects  
 Mailing Address: 5172 Mission Street, SF CA 94112  
 Phone: 4154972300
**II. SITE INFORMATION (To Be Completed by Applicant)**

 Permit Application No(s): 202102225095  
 Project Site Address or Legal Description: 1920 Pacific Ave
**III. CONSTRUCTION TYPE - AREA/SQUARE FOOTAGE (To Be Completed by Plan Checker)**

 Plan Reviewer's Name (Print): Jeff Barnes  
 Email: Jeff.Barnes@sfgov.org Tel No. ~~(415)~~ (628) 652-3765

<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADD		SQUARE FOOTAGE	RATE PER SQ/FT	TOTAL FEES RESIDENTIAL	DBI INITIAL
<b>A. RESIDENTIAL CONSTRUCTION</b>	1. All Assessable Space on any new Residential development and additions to existing Residential properties greater than 500 square feet, taking into account any decrease in existing assessable space that results from the construction. If the addition exceeds 500 sq. ft., fees are charged on the entire addition.	≤ 500 SQ/FT	∅	∅	
		<u>1,732 sq. ft.</u>	\$3.79	\$ <u>6,564.28</u>	<u>J.B.</u>
	2. Senior Housing Construction (Applicant to contact SFUSD at (415) 241-6090)	---	\$0.60	\$	
<b>B. COMMERCIAL/INDUSTRIAL (C/I) CONSTRUCTION, including Qualified Senior Housing (See Form 100A)</b>	Any new Commercial or Industrial developments including additions of any size which create new space.	SQUARE FOOTAGE	RATE PER SQ/FT	TOTAL FEES C/I	DBI INITIAL
	1. Retail and Services	---	\$0.60	\$	
	2. Office	---	\$0.60	\$	
	3. Research and Development	---	\$0.60	\$	
	4. Industrial/Warehouse/Manufacturing	---	\$0.60	\$	
	5. Hospital	---	\$0.60	\$	
	6. Hotel/Motel	---	\$0.31	\$	
	7. Self-Storage	---	\$0.01	\$	

 SFUSD Signature/Date [Signature] 8-19-2022 Total Fees Due \$ 6,564.28
**IV. SIGNED BY DEVELOPER/OWNER OR AUTHORIZED AGENT AT TIME OF FEE PAYMENT**

 The undersigned certifies under penalty of perjury that:  
 A. The above information is correct and true to the best of my knowledge and that I will file an amended certification of payment and pay the additional fee if I request an increase in the square footage after the building permit has been issued or if the initial determination of the square footage is found to be incorrect.  
 B. I am the Developer/Owner of the above described project(s) or I am authorized to sign on their behalf.  
 C. I have read and am informed of the 90-calendar day written facilities fees protest period in which to request a refund/waiver from the San Francisco Unified School District. I understand that I can call SFUSD's Real Estate/Permit Office at (415) 241-6090 with any questions regarding availability of refunds or the protest process.  
 D. I understand that fees are subject to change following a fee justification study, noticed public hearing, and approval by the SFUSD Board of Education.

 Print Name: Daniel Paris Signature: [Signature] Date: 07.07.22
**V. DBI CERTIFICATION OF FEE PAYMENT** This certifies that the Applicant listed in Section I. has paid facilities fees based upon the information presented above; this information may be subject to review for accuracy. The payment of these fees is a prerequisite to the issuance of a building permit. Applicant has acknowledged in writing receipt of SFUSD's 90- Refund/Protest Policy.

Permit Technician's Name &amp; Signature: \_\_\_\_\_ Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Email: \_\_\_\_\_@sfgov.org





**SFUSD** SAN FRANCISCO PUBLIC SCHOOLS

**REAL ESTATE/PERMIT OFFICE – SCHOOL FACILITIES FEES PROGRAM**

135 VAN NESS AVE., ROOM 116

SAN FRANCISCO, CA 94102

Tel: (415) 241-6090

**NOTICE OF 90-DAY REFUND/PROTEST POLICY FOR SCHOOL FACILITIES FEES (DEVELOPER FEES)**

Dear Developer / Owner:

The San Francisco Unified School District, in accordance with the California Education and Government Codes, collects school facilities fees (developer fees) to pay for the construction of school facilities necessitated by student population increases resulting from development. **These fees must be paid before the City of San Francisco’s Department of Building Inspection will issue you a building permit.** Fees are assessed on the basis of assessable square footage, pursuant to Education Code section 17620. Et seq., and Government Code section 65995, et seq.

The law allows for refunds or waivers of certain developer fees and exempts some projects from the requirement altogether<sup>1</sup>. **However, requests for refunds or waivers, or any other written form of protest of fees must be received by the Real Estate/ Permit Office within 90 calendar days after the payment of such fees.** Only a written request is required within the 90-day deadline to preserve your right to protest, but submission of relevant supporting documentation at the time of making your protest is encouraged. Applications for waivers and refunds are received by the Real Estate/Permit Office and promptly forwarded to the District’s Superintendent for final determination.

Be advised that the Real Estate/Permit Office **will not process** refund requests or protests that are received after the 90-calendar day deadline, and all such correspondence must be sent to SFUSD’s Chief Facilities Officer c/o Real Estate/Permit Office – School Facilities Fees Program, 135 Van Ness Ave. Room 116, San Francisco, CA 94102 – attention: Real Estate Manager. **Do not send** refund requests or protests to the City’s Department of Building Inspection.

If you have any questions on the types of refunds or credits available, please call SFUSD’s Real Estate/Permit Office at (415) 241-6090.

Please sign the statement below to acknowledge receipt of this notice – your signature is required before DBI collects payment and issues the building permit. Thank you.

Elizabeth Lee, Manager  
Real Estate/Permit Office – School Facilities Fees Program  
San Francisco Unified School District

I have read and am informed of the 90-calendar day written facilities fees protest period in which to request a refund/waiver from the San Francisco Unified School District. I understand that I can call SFUSD’s Real Estate/Permit Office at (415) 241-6090 with any questions regarding availability of refunds or the protest process.

Daniel Paris

07.07.22

Print Name

Signature

Date

<sup>1</sup> **Waivers** or fee reductions are typically based on housing affordability, duplication of fees, or any other issue related to fairness or equity. **Refunds** are justified when there is an adjustment in overall square footage, the project was not constructed, or a determination is subsequently made that the fees were improper. **Exemptions** are only recognized for: Residential additions under 500 sq. ft.; Senior Housing; reconstruction of a structure destroyed by natural disaster; facilities used exclusively for religious purposes; facilities used exclusively as a private full-time day school; any governmental facilities—local, state or federal; state-owned housing for migrant farm workers; replacement of a mobile home in currently occupied mobile home space.

**SFUSD - DBI Permits**

135 Van Ness Ave., Room 116  
San Francisco, CA 94102 US  
info@sfusdpermits.org  
www.sfusdpermits.org

# INVOICE

**BILL TO**

Daniel Paris,  
Thousand Architects  
5172 Mission Street  
San Francisco, CA 94112

**INVOICE #** 2021-0222-5095

**DATE** 08/19/2022

**DUE DATE** 08/19/2022

**TERMS** Due on receipt

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**LOCATION**

1920 Pacific Ave.

**ADR NUMBER**

cm

ACTIVITY	QTY	RATE	AMOUNT
<b>Residential Construction:Total Assessable Space- New Construction, Additions &amp; Conversions</b>	1,732	3.79	6,564.28

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BALANCE DUE

**\$6,564.28**



## LICENSED CONTRACTOR'S STATEMENT

Required documentation:  Government-issued photo ID  
 Current San Francisco Business License  
 Current State California contractor's license and classification (the pocket card)

Permit Application Number: 202102225095

Permit Application Address: 1920 Pacific Ave, San Francisco

Contractor Name: Doherty Restoration, Inc

Contractor Number: 674707 Contractor Class: B Expiration Date: 09/30/2023

Contractor Mailing Address: P.O. Box 885473, San Francisco, CA 94188

Contractor Telephone: (415) 695-1494 Contractor Email: estimates@dohertyrestoration.com

Contractor Signature: *Patrick O'Riordan* Date: 11/07/2022

### AUTHORIZATION OF AGENT TO ACT ON CONTRACTOR'S BEHALF

As the contractor listed above, hereby authorizes Michael Daire/Murrough Sweeney to obtain a building permit(s), including any supplemental permits, but not limited to electrical, plumbing or temporary street-use permits, on behalf of the company/contractor listed above, with the Department of Building Inspection for the City & County of San Francisco located at 49 South Van Ness Avenue, San Francisco, California 94103.

Named of Authorized Agent(s): Michael Daire/Murrough Sweeney

Address of Authorized Agent(s): P.O. Box 885473, San Francisco, CA 94188

Agent's Telephone: (415) 695-1494 Agent's Email: estimates@dohertyrestoration.com

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 full force and effect.

Contractor Signature: *Patrick O'Riordan* Date: 11/07/2022

Published 4/12/2022



## 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.

- 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, 49 SOUTH VAN NESS AVENUE, 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:** 1920 Pacific Ave **Permit Application No:** 202102225095

**Print Name and Signature:** Daniel Paris, Architecs  
 (Owner, Architect, Engineer, Authorized Agent)  
*Please circle applicable title above*

**Date:** 08.22.22

# **EXHIBIT C**

**Permit Details Report**

**Report Date:** 3/1/2024 2:22:17 PM

Application Number: 202102225095  
 Form Number: 3  
 Address(es): 0577 / 020 / 1 1920 PACIFIC AV  
 Description: Add 4 ADUs at ground floor parking per ordinance 162-16 to existing 12 residential units. Provide sprinklers at the ground floor per NFPA 13  
 Cost: \$400,000.00  
 Occupancy Code: R-2  
 Building Use: 24 - APARTMENTS

**Disposition / Stage:**

Action Date	Stage	Comments
2/22/2021	TRIAGE	
2/22/2021	FILING	
2/22/2021	FILED	
11/8/2022	APPROVED	
11/10/2022	ISSUED	

**Contact Details:**

**Contractor Details:**

License Number: 674707  
 Name: FRANCES ANN DOHERTY  
 Company Name: DOHERTY RESTORATION, INC.  
 Address: P.O. BOX 885473 \* SAN FRANCISCO CA 94188-0000  
 Phone: 4156951494

**Addenda Details:**

**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CP-GEN		2/22/21	2/22/21	2/22/21	3/19/21	3/19/21	BAEZA ROGELIO		PLANNING PERMIT INTAKE. Please contact rogelio.baeza@sfgov.org for any questions. 2/22/2021: AWAITING PAYMENT. 3/19/2021: APPLICATION ACCEPTED; INVITE SENT TO APPLICANT & AGENCIES TO JOIN BLUEBEAM SESSION.
CP-ZOC		3/19/21	4/22/21	4/22/21	6/17/22	6/17/22	SACCHI JOSEPH		PLANNING PERMIT REVIEW. 6/17/22: Approved the addition of four ADUs per the Local ADU program (ord. 162-16). Project includes infill under existing building and deck area. - JS joseph.sacchi@sfgov.org 12/14/21: Revisions reviewed. Comments addressed. Approval pending Notice and Declaration per Ordinance No. 208-21. - JS joseph.sacchi@sfgov.org 8/26/21: re-assign to planner; contact joseph.sacchi@sfgov.org - NK. 4/22/21: comments left on Bluebeam session; sponsor notified. - DNW. 4/8/21: assign to planner; contact David.Weissglass@sfgov.org - NK. 3/20/21: eviction history research - NK.
BLDG		3/19/21	5/26/21	9/8/21	10/1/21	9/17/21	ZHANG KAYI		APPROVED EPR RESTAMP 10/1/21. APPLICANT REDUCED EXCAVATION TO LESS THAN 50 CY 1/20/22: Reassign to Jeff Barnes



BLDG		3/19/21	2/3/22	2/3/22	2/4/22	2/4/22	BARNES JEFF		Approved in BB Rev 6 updated SFUSD form 100. email sent to Daniel Paris
PAD-STR		5/26/21	7/27/21	7/29/21	2/9/22	2/9/22	LO JAMES		Comments issued on BB studio 7/29/21. Approved REV6 on BB session 2/9/22.
MECH		3/19/21	4/22/21	4/22/21	8/24/21	8/24/21	TAN (PETER) JIA JIAN		8/24/2021: Approved 4/22/2021: Placed in Hold pending comments
SFFD		3/19/21	7/20/21	7/20/21	1/25/22	2/10/22	G. Chris Gauer		Reviewed in Blue Beam-Comments left in BB 7/20-CG Reviewed Rev 2 in Blue Beam left comments on p.A010 and A301-9/20/2021-CG 10/12/21 reviewed Rev 3 in Blue Beam approved/stamped-CG 12/14/2021 reviewed Rev4 in BB approved/stamped-CG 02/10/2022 reviewed Rev 6 in BB approved in BB -CG 1/25/2022 reviewed Rev 5 in BB approved/stamped-CG
DPW-BSM		3/19/21	3/23/21			3/23/21	CHOY CLINTON		Approved. 3/23/21: No alteration or reconstruction of City Right-of-Way under this permit. -CC
DPW-BSM		8/25/21	8/25/21			8/25/21	CHOY CLINTON		Approved *revision*. 8/25/21: No alteration or reconstruction of City Right-of-Way under this permit. -CC
DPW-BUF		3/19/21	7/14/21			7/14/21	STACY SARA		Approved. Two (2) in-lieu fees assessed for section 806(d)
SFPUC		3/19/21	3/30/21	3/30/21	7/20/21	7/20/21	GARCIA JOBEL		EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 07/20/21. APPROVED READY FOR STAMP. -03/30/21.
DPW-BSM		9/20/21	9/20/21			9/20/21	CHOY CLINTON		Approved *revision*. 9/20/21: No alteration or reconstruction of City Right-of-Way under this permit. -CC
SFPUC		8/27/21	8/27/21			8/27/21	GARCIA JOBEL		RESTAMP - EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 08/27/21.
DPW-BSM		10/4/21	10/4/21			10/4/21	CHOY CLINTON		Approved *revision*. 10/4/21: No alteration or reconstruction of City Right-of-Way under this permit. -CC
DPW-BSM		12/16/21	12/16/21			12/16/21	CHOY CLINTON		Approved *revision*. 12/16/21: No alteration or reconstruction of City Right-of-Way under this permit. -CC
SFPUC		9/16/21	9/16/21			9/16/21	GARCIA JOBEL		RESTAMP - EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 09/16/21.
SFPUC		10/1/21	10/1/21			10/1/21	GARCIA JOBEL		RESTAMP - EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 10/01/21.
DPW-BSM		1/25/22	1/25/22			1/25/22	CHOY CLINTON		Approved *revision*. 1/25/22: No alteration or reconstruction of City Right-of-Way under this permit. -CC
DPW-BSM		2/10/22	2/10/22			2/10/22	CHOY CLINTON		Approved *revision*. 2/10/22: No alteration or reconstruction of City Right-

									of-Way under this permit. - CC
SFPUC		12/17/21	12/17/21			12/17/21	GARCIA JOBEL		RESTAMP - EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 12/17/21.
SFPUC		2/9/22	2/9/22			2/9/22	GARCIA JOBEL		RESTAMP - EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 02/09/22.
SFPUC		1/24/22	1/24/22			1/24/22	GARCIA JOBEL		RESTAMP - EPR - ADU - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 01/24/22.
BLDG		7/7/22	7/22/22			7/22/22	WALLS MARK		STAMPED APPLICATION ON BEHALF OF J. BARNES. MGW
CP-ZOC		12/6/21	12/6/21	12/6/21	8/16/22	8/16/22	SACCHI JOSEPH		8/16/22: Required documents recorded. Do not route back to Planning. - JS joseph.sacchi@sfgov.org 12/6/21: Prior to permit issuance, route back to Planning for verification that required documents (Costa Hawkins Agreement and Notice of Special Restrictions) have been recorded. Applicant has been notified. - JS joseph.sacchi@sfgov.org
DFCU		8/16/22	8/16/22			8/16/22	BLACKSHEAR JOHN		8/16/22: Planning entered a Child Care impact fee on this permit. The DPW-Bureau of Urban Forestry entered a Street Tree in lieu fee. These fees will be collected at permit issuance.
PPC		7/7/22	7/7/22			8/19/22	PHAM ANH HAI		8/19/22: Invite sent to CPB to close out permit; HP 8/16/22: Email sent to DFCU for fee assessment; HP 7/8/22: Invite sent to DCP for final review; HP 7/7/22: ADU transferred from Planning to DBI. Invite sent to plan examiners to stamp newly uploaded application form. Email applicant to upload a complete signed School Fee Form for BLDG plan examiner to sign; HP
CPB		8/19/22	11/8/22			11/10/22	SONG SUSIE		11/10/22: PAYMENT RECEIVED. PERMIT ISSUED. EMAILED JOB CARD AND LINKS TO APPLICANT. SS 11/8/22: CONTRACTOR STATEMENT RECEIVED. PENDING PAYMENT. SS 08/22/2022: SFUSD fee included to issuance fee. Permit ready to be issued if at CPB Station.ay 8/22/22: EMAILED APPLICANT FOR R2 FORM/CONTRACTOR STATEMENT.SS 08/19/2022: SFUSD form sent for calculation, permit not ready to be issued.ay 8/19/22: PENDING SFUSD FEE CALCS. SS

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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8/25/2023	AM	CS	Clerk Scheduled	REINFORCING STEEL	1
8/24/2023	PM	WS	Web Scheduled	OK TO POUR	1
7/19/2023	AM	CS	Clerk Scheduled	REINFORCING STEEL	1
<b>1 2</b>					

**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
8/25/2023	Daniel Helminiak	REINFORCING STEEL	CANCELLATION FOR INSPECTION SCHEDULE
8/24/2023	Daniel Helminiak	OK TO POUR	OK TO POUR
7/19/2023	Daniel Helminiak	REINFORCING STEEL	OK TO POUR
<b>1 2</b>			

**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			AB3	NRCA-MCH-03-A - CONSTANT VOLUME, SINGLE ZONE, UNITARY AIR CONDITIONER AND HEAT PUMP SYSTEMS	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel
0			5A1	SINGLE PASS FILLET WELDS < 5/16"	
0			24A	FOUNDATIONS	
0			24B	STEEL FRAMING	
0			24C	CONCRETE CONSTRUCTION	
0			24E	WOOD FRAMING	
0			IP10	NRCI-PLB-01-E - PLUMBING	
0			IP11	NRCI-PLB-02-E - HIGH RISE RESIDENTIAL/HOTEL/MOTEL CENTRAL HOT WATER SYSTEM DISTRIBUTION	
<b>1 2</b>					

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking home page.](#)

**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

12/18/2023	AM	CS	Clerk Scheduled	SHEETROCK NAILING	1
12/12/2023	AM	CS	Clerk Scheduled	INSULATION	1
11/20/2023	AM	CS	Clerk Scheduled	ROUGH FRAME	1
<b>1 2</b>					

**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
12/18/2023	Michael (Yuet) Chan	SHEETROCK NAILING	SHEETROCK NAILING
12/12/2023	Daniel Helminiak	INSULATION	INSULATION
11/20/2023	Daniel Helminiak	ROUGH FRAME	ROUGH FRAME
<b>1 2</b>			

**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			AB3	NRCA-MCH-03-A - CONSTANT VOLUME, SINGLE ZONE, UNITARY AIR CONDITIONER AND HEAT PUMP SYSTEMS	
0			4	REINFORCING STEEL AND PRESTRESSING TENDONS	reinforcing steel
0			5A1	SINGLE PASS FILLET WELDS < 5/16"	
0			24A	FOUNDATIONS	
0			24B	STEEL FRAMING	
0			24C	CONCRETE CONSTRUCTION	
0			24E	WOOD FRAMING	
0			IP10	NRCI-PLB-01-E - PLUMBING	
0			IP11	NRCI-PLB-02-E - HIGH RISE RESIDENTIAL/HOTEL/MOTEL CENTRAL HOT WATER SYSTEM DISTRIBUTION	
<b>1 2</b>					

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

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# **EXHIBIT D**



# San Francisco **Property Information Map**

## Block Book Notifications (BBNs) & Notices of Special Restrictions (NSRs)

A Block Book Notification (BBN) is a request made by a member of the public to be notified of permits on any property that is subject to the San Francisco Planning Code. You can also sign up to be emailed when new planning applications or building permits are filed in your neighborhood through our [Permits in Your Neighborhood](#) website.

A Notice of Special Restriction (NSR) is a document recorded to the Office of the Assessor-Recorder and lists specific conditions and/or limitations associated with a property. The NSRs listed below are limited to those related to the Planning Code. Other NSRs on the property may be recorded with the Office of the Assessor-Recorder.

Report for: **1920 PACIFIC**

### **Block Book Notifications**

None

### **Notice of Special Restrictions**

None





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