



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Analysis

### Dwelling Unit Merger HEARING DATE JANUARY 19, 2011

*Date:* January 12, 2011  
*Case No.:* **2011.0674D**  
*Project Address:* **19-21 CHILD STREET**  
*Permit Application:* **2011.0822.2940**  
*Zoning:* RH-3 (Residential, House, Three-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0078/037  
*Project Sponsor:* Anne Fung & Jeffrey Sternberg  
19-21 Child Street  
San Francisco, CA 94133  
*Staff Contact:* Aaron Hollister – (415) 575-9078  
[aaron.hollister@sfgov.org](mailto:aaron.hollister@sfgov.org)  
*Recommendation:* **Take DR and Disapprove**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes to merge existing dwelling units that would reduce the total number of dwelling units found in the subject residential structure from two to one. After the merger, the single dwelling unit would be approximately 4,683 square feet, which would be inclusive of the existing 1,047 square-foot garage. In July 2010, the merger of a “housekeeping” dwelling unit was administratively approved by the Department to bring the total number of dwelling units from three to the present-day two as the merger was found to meet a supermajority of the dwelling unit merger criteria.

### SITE DESCRIPTION AND PRESENT USE

The project site is a mid-block lot that measures approximately 22.75 feet wide by 58.3 feet deep and is entirely occupied by a three-story over garage residential building containing two dwelling units and two off-street parking spaces. Both of the existing dwelling units are currently under common ownership with 21 Child Street (“Unit A” on the plans) containing approximately 1,481 square feet and 19 Child Street (“Unit B”) containing approximately 2,155 square feet. The building was constructed in 1907 and has undergone a number of alterations throughout its history with the most recent occurring in 2010.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project is located on the western slope of Telegraph Hill, which tends to be residential in nature and features a variety of multi-story, multi-dwelling unit buildings with varying

architectural styles. Pioneer Park and Coit Tower are located one block to the east of the project. The surrounding area primarily contains three to four-story, multi-family residential buildings. No predominant architectural style or development patterns are present on the subject block.

### HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	January 9, 2012	January 9, 2012	10 days
Mailed Notice	10 days	January 9, 2012	January 9, 2012	10 days

### PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	X	None	X
Other neighbors on the block or directly across the street	X	None	X
Neighborhood groups	None	None	None

- The Department has received 12 letters of support from neighbors in the project area.

### PROJECT ANALYSIS

#### DWELLING UNIT MERGER CRITERIA

Below are the five criteria to be considered by the Planning Commission in evaluating dwelling unit mergers, per Planning Code Section 317:

1. Removal of the unit(s) would only eliminate owner occupied housing.

***Project Meets Criterion***

*Since the sale of the property was completed in 2009, no tenants have been in the building, and the building has been completely owner occupied.*

2. Removal of the unit(s) and the merger with another is intended for owner occupancy.

***Project Meets Criterion***

*The stated goal of the merger by the property owners is to allow for complete owner occupancy of the entire 4,683 square-foot building and to allow more space for the owners' family.*

3. Removal of the unit(s) will bring the building closer into conformance with the prevailing density in its immediate area and the same zoning.

***Project Does Meet Criterion***

*Department staff surveyed 40 lots within 150 feet of the subject lot with the same RH-3 zoning designation. The survey revealed that the average dwelling unit density per lot is 3.19. 21 of the surveyed properties had two dwelling units per lot, while five properties were developed with one dwelling unit as the merger proposes. As the subject building is currently configured, it is consistent with the dwelling unit density of over 50% of the lots in the area, but after the merger, it would be consistent with approximately 12.5% of the surveyed properties. Therefore, the project has been found to not meet this criterion.*

4. Removal of the unit(s) will bring the building closer into conformance with prescribed zoning.

***Project Does Not Meet Criterion***

*The RH-3 Zoning District principally permits three dwelling units per lot regardless of lot size, which is not consistent with the proposed one dwelling unit. In the case of the large lots, the RH-3 Zoning District allows a dwelling unit density of one dwelling unit per 1,000 square feet of lot area with Conditional Use Authorization.*

5. Removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

***Project Does Not Meet Criterion***

*The removal of the dwelling unit is not necessary to correct design or functional deficiencies. In 2010, the subject property was issued a Building Permit to update both of the existing dwelling units and bring them into conformance with applicable City codes.*

**GENERAL PLAN COMPLIANCE:**

The Project is, on balance, not consistent with the following Objectives and Policies of the General Plan:

**HOUSING ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

**Policy 1.7:**

Encourage and support the construction of quality, new family housing.

*The proposal will eliminate two dwelling units with area that could both potentially accommodate families and would result in one dwelling unit that few San Francisco residents could afford. The flight of families from San Francisco due to a lack of family-sized dwelling units available in the City has been specifically cited as an area that needs to be addressed in the Housing Element as it*

*relates to production and retention of family housing stock. The proposed merger would not help San Francisco achieve its goal of retaining families in the City.*

**OBJECTIVE 2:**

RETAIN THE EXISTING SUPPLY OF HOUSING.

**Policy 2.2:**

Control the merger of residential units to retain existing housing.

*Although the merged units are intended for the occupancy of a family, the proposal will have a detrimental effect on the availability of family-sized housing options, which the Housing Element specifically cites as an issue currently facing San Francisco.*

**SECTION 101.1 PRIORITY POLICIES**

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

*The proposal would merge two dwelling units in a residential building. No neighborhood-serving retail uses are in the building and none would be affected by the proposal.*

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

*The proposed dwelling unit merger would affect neighborhood character. The merger would remove family-sized housing options in the area and replace it with one dwelling unit that few San Francisco residents could potentially afford. Additionally, as the dwelling unit density survey of the area has revealed, the dwelling unit merger would cause the subject property not to be in conformity with other properties in the area as it would contain fewer dwelling units than approximately 87.5% of the properties in the survey area.*

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

*The units proposed to be merged are not considered affordable housing.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*MUNI service and neighborhood parking availability would not be affected by the proposal as the proposal would not significantly increase residents in the area.*

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

*The subject property is in a residential zoning district as are all nearby properties. No property found in the immediate project area is used or zoned for industrial uses. The proposed merger will not affect the industrial or service sectors.*

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The work proposed by the dwelling unit merger would have to conform to all building safety construction standards that would ensure the greatest preparedness possible to protect against injury and loss of life in an earthquake.*

7. Landmarks and historic buildings be preserved.

*The dwelling unit merger would not include exterior alterations to the subject building, and thus, would not affect any historic significance of the building.*

8. Parks and open space and their access to sunlight and vistas be protected from development.

*The proposal would only entail interior alterations, and as such, would not impact parks and open space and their access to sunlight and vistas.*

## ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review process under Section 15061(b)(3) of the State CEQA Guidelines, pursuant to Title 14 of the California Administrative Code.

## BASIS FOR RECOMMENDATION

- The Department has concerns that the proposed successive mergers are a piecemeal approach to a project that should have been reviewed as a three-to-one dwelling merger proposal. Whether or not the successive mergers were intentional, the overall project appears to be utilizing serial permitting to achieve the overall goals of the project.
- The project is not consistent with the Housing Element of the General Plan in that the proposal will eliminate two dwelling units with area that could both potentially accommodate families and would result in one dwelling unit that few San Francisco residents could afford. The flight of families from San Francisco due to a lack of family-sized dwelling units available in the City has been specifically cited as an area that needs to be addressed in the Housing Element as it relates to production and retention of family housing stock. The proposed merger would not help San Francisco achieve its goal of retaining families and family-sized housing in the City.
- The project would only be consistent with Planning Code Section 317 findings that specifically relate to owner occupancy of the dwelling units. The proposed merger

would not bring the project into closer conformity with the prevailing density of the area and the density allowed by the RH-3 Zoning District.

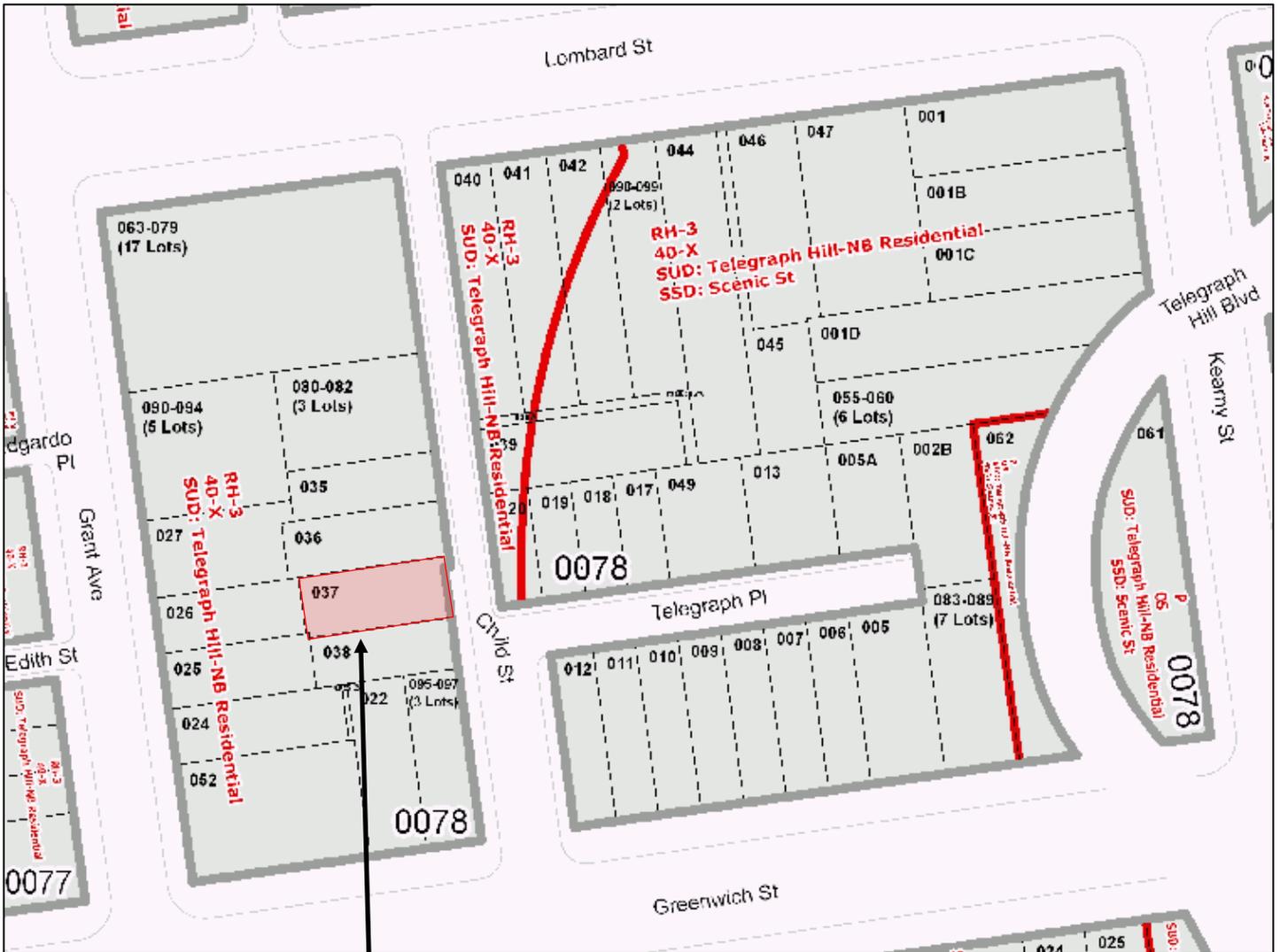
<b>RECOMMENDATION:</b> <b>Take Discretionary Review and Disapprove Merger</b>
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**Attachments:**

Parcel Map  
Sanborn/Dwelling Unit Map  
Zoning Map  
Aerial Photographs  
Public Correspondence  
Section 311 Notice  
Reduced Plans  
Applicant Submittal

AJH: G:\DOCUMENTS\Projects\DR\19-21 Child Street\19-21 Child Street DR Analysis for DUM.doc

# Parcel Map

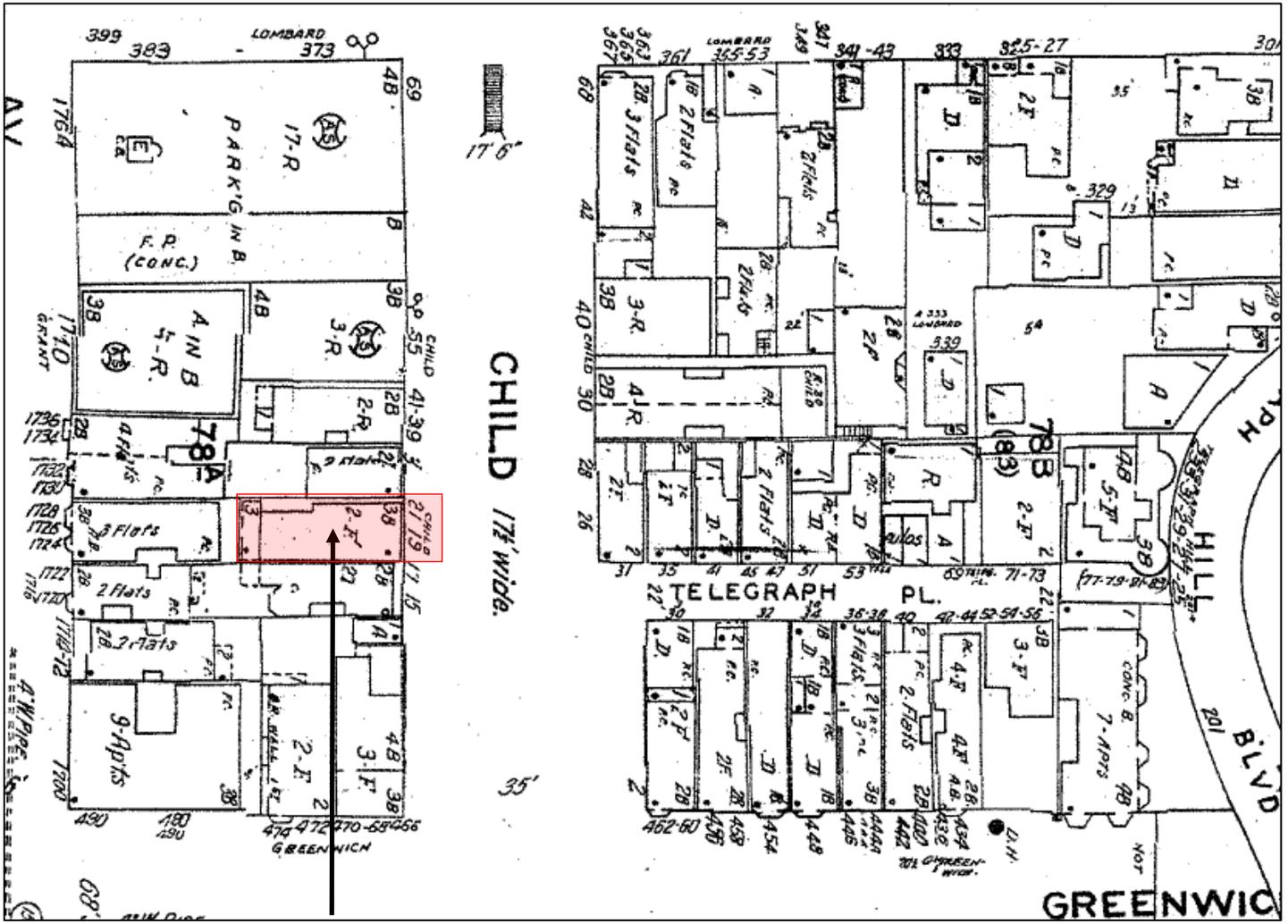


**SUBJECT PROPERTY**



Mandatory DR – Dwelling Unit Merger  
**Building Permit No. 2011.0822.2940**  
**Case Number 2011.0674D**  
19-21 Child Street

# Sanborn Map\*



**SUBJECT PROPERTY**



\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Mandatory DR – Dwelling Unit Merger  
 Building Permit No. 2011.0822.2940  
 Case Number 2011.0674D  
 19-21 Child Street

# Aerial Photo



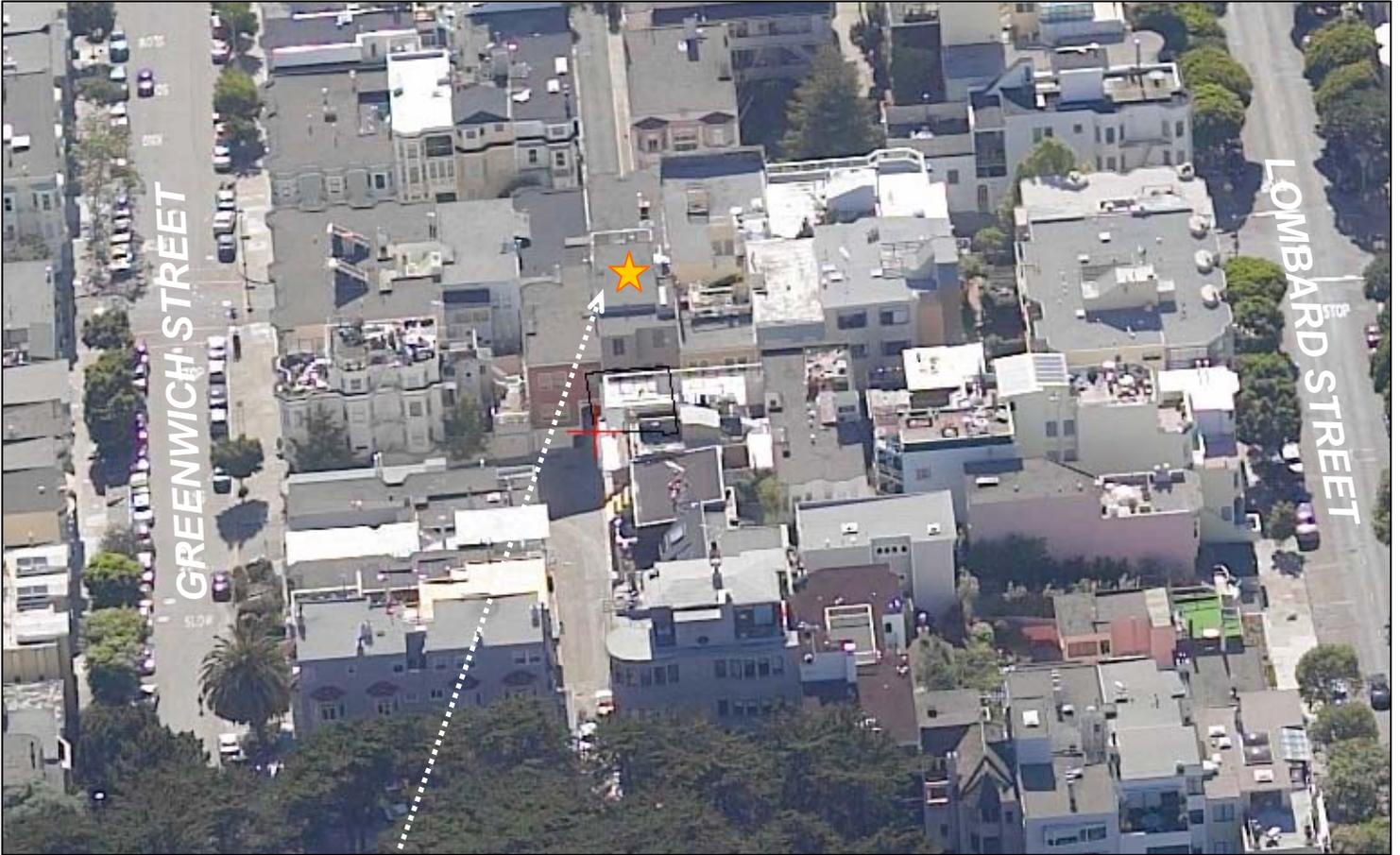
SUBJECT PROPERTY



Mandatory DR – Dwelling Unit Merger  
**Building Permit No. 2011.0822.2940**  
Case Number 2011.0674D  
19-21 Child Street

# Aerial Photo

East-Facing

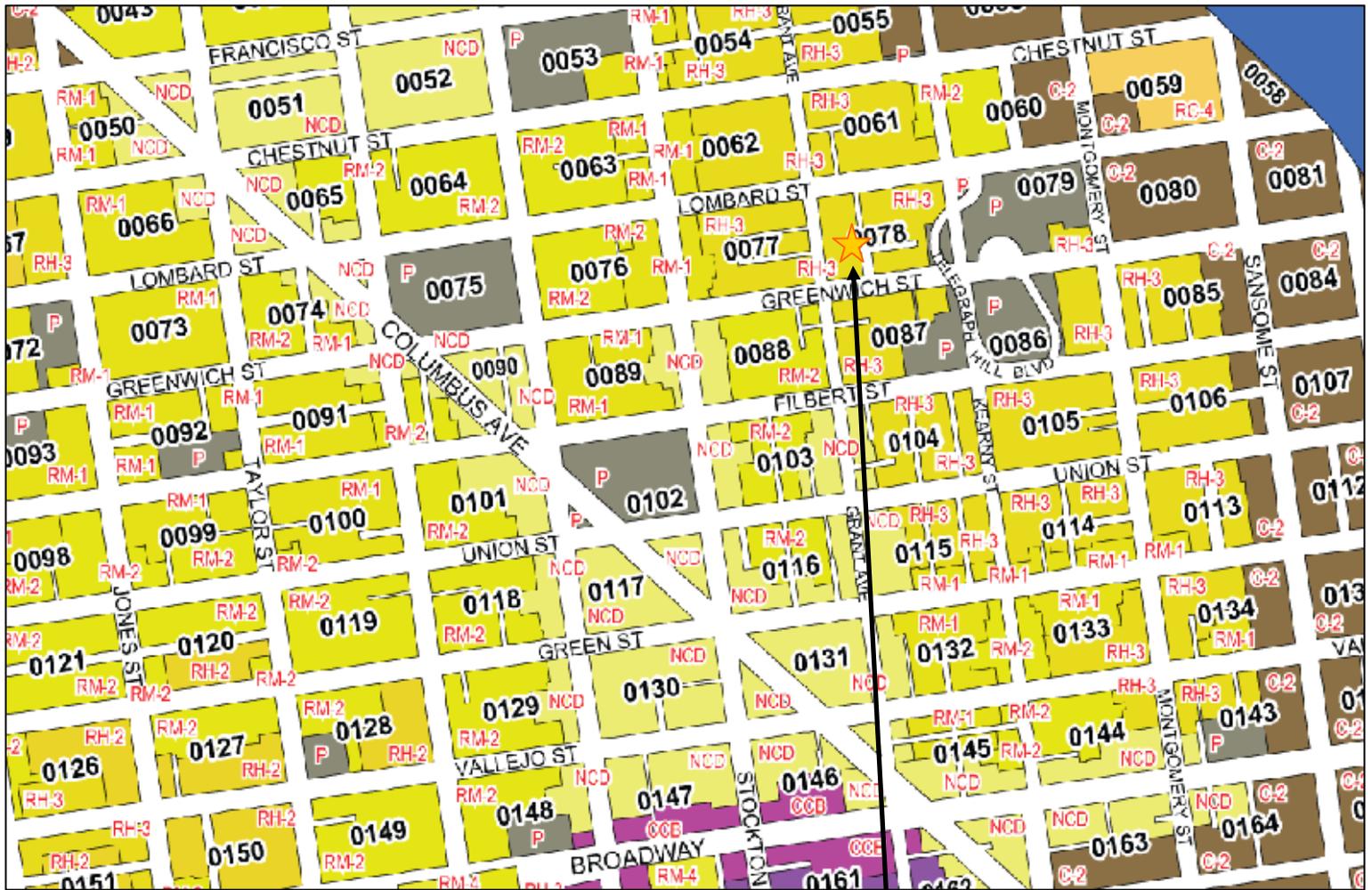


SUBJECT PROPERTY



Mandatory DR – Dwelling Unit Merger  
Building Permit No. 2011.0822.2940  
Case Number 2011.0674D  
19-21 Child Street

# Zoning Map



**SUBJECT PROPERTY**



Mandatory DR – Dwelling Unit Merger  
Building Permit No. 2011.0822.2940  
Case Number 2011.0674D  
19-21 Child Street

September 21, 2011

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103

Re: Dwelling Merger application for 19-21 Child Street

Dear Mr. Hollister:

I am writing to express my complete support of the dwelling merger application for 19-21 Child Street submitted by Anne Fung and Jeffrey Sternberg. They have been my neighbors for the past 2 years and have been very considerate, attentive neighbors. They help keep the side walks clean, and attractive and look out for others on the block.

I grew up in the neighborhood and am sad that more families are not able to stay because they outgrow homes here. Allowing this nice family to stay would be good for our neighborhood. It's nice to see young kids on the streets.

Both Anne and Jeff have taken care of several of our neighbors for their health problems. Anne gives her time at North East Medical Services providing eye care to uninsured and poor members of our community.

The unit that they want to merge is in real disrepair and essentially uninhabitable. The bathroom and kitchen were no longer functional and the last tenant lived with his girlfriend at her apartment for the last 5 years because of this. Please let them merge the units and raise their family here on Telegraph Hill.

Sincerely yours,



Benson Toy  
31 Child Street, San Francisco CA 94133

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103  
Re: Dwelling Merger application for 19-21 Child Street

September 22, 2011

Dear Mr. Hollister:

This is a letter of support of the merging of 19-21 Child Street in San Francisco to a single family dwelling.

First, being in such disrepair, 21 Child Street is uninhabitable as a rental unit.

Second, as a mother of an elementary school age child, I feel it is important to keep young families in a neighborhood that is rapidly losing its youth, for both stability and growth. Merging these units will allow this young family to do just that.

Dr. Anne Fung, an outstanding ophthalmologist with a thriving practice in San Francisco, is on the forefront of retinal research as well as offers her expertise seeing patients at the North East Medical Services.

Dr. Jeff Steinberg also is an outstanding surgeon specializing in colon and rectal surgery with a thriving practice in San Francisco.

We need to keep such valuable citizens in San Francisco and their family would bring stability and be a great asset to the North Beach neighborhood.

Thank you in advance for your consideration.

Sincerely,



Lou Anne Aber  
537 Greenwich Street  
San Francisco, CA 94133

September 22, 2011

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103

Re: Dwelling Merger application for 19-21 Child Street

Dear Mr. Hollister:

I'm writing in support of the Dwelling Unit Merger application for 19-21 Child Street. The Units are currently owned by Drs. Anne Fung and Jeffery Sternberg and the merger would help keep this young couple in San Francisco as their family grows and expands into the rental unit. The rental unit was also in severe disrepair and uninhabitable prior to the renovations which are underway and which will greatly rehabilitate this home.

Drs. Fung and Sternberg are hard-working and well- respected in their fields and are a great addition to the neighborhood in North Beach/Telegraph Hill, and I support their efforts to renovate the house and merge the two units to meet the needs of their growing family.

Sincerely,

A handwritten signature in black ink, appearing to read "Hannah M. Brown", with a long horizontal flourish extending to the right.

Hannah M. Brown  
658 Greenwich Street  
San Francisco, CA 94133  
415-694-3993

9/22/11

Aaron Hollister  
San Francisco Planning Department  
San Francisco CA 94103

Dear Mr. Hollister,

I completely support Anne and Jeff's application for dwelling merger at 19-21 Child Street.

They have been my neighbors for several years and have been considerate, thoughtful and respectful.

They have been important in building the stability of the neighborhood and have been committed to building community.

If you have further questions, I can be reached at 415 7106358.

Sincerely,  
Mary Bugarin  
338 Lombard St.  
SF CA 94133

Letter

Thursday, September 22, 2011 2:07 PM

"Bob Taiariol" <btaiariol@sbcglobal.net>  
annefungmd@yahoo.com

9 - 22 - 11

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, Ca. 94103

Re: Dwelling Merger application for 19 - 21 Child Street / SF

Dear Mr. Hollister,

As property owner at 15 - 17 Child Street, I have witnessed many upgrades/changes to most of the property in the area over the past 50 years. Considering the late condition of above property, with significant upgrades and proposed change from a two unit to a single unit makes it a more suitable dwelling for a family environment. Knowing that Anne Fung's family has been a resident in this city, it is nice to see Anne and Jeff's desire to continue this tradition. It has been a pleasure working with them during the renovation and have appreciated their desire to accommodate my concerns.

Sincerely,  
Mr. Robert Taiariol  
17 Child Street  
San Francisco, Ca. 94133

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103

Re: Dwelling Merger application for 19-21 Child Street

Dear Mr. Hollister:

We write to express our whole-hearted support for Anne Fung and Jeff Sternberg's dwelling merger application for 19-21 Child Street.

We have been neighbors of Anne and Jeff's for over six years. Not only are they absolutely committed to supporting and enhancing Telegraph Hill, they are also committed to San Francisco in general. They always find time away from their busy work lives to support local charities, museums, and businesses.

Anne and Jeff recently welcomed a daughter, Sophie. Permitting the merger of 19-21 Child will allow this young family to remain in San Francisco. Moreover, it will support a multi-generational family inasmuch as we understand that one of Sophie's grandmother's will be moving to San Francisco to assist Anne and Jeff with childcare.

We had the opportunity to see 19-21 Child Street shortly after Anne and Jeff acquired it. The rental unit was in severe disrepair and in our view did not appear to be habitable.

You are well aware of the many news stories detailing the flight of families from San Francisco. As parents of young children, we find the stories to be sadly true. We sincerely hope that Anne, Jeff and their daughter will not become one more family forced to leave this wonderful city. Granting their merger application will ensure this will not happen.

Sincerely,

Jessica and David MacGregor  
330 Chestnut Street  
San Francisco, CA 94133

FROM:

Howard M. Bobren  
37 Telegraph Place  
San Francisco, Ca. 94133

TO:

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103

September 22, 2011

Re: Dwelling Merger application for 19-21 Child Street

Dear Mr. Hollister:

This note is to support the subject application. I have been a resident here for over 30 years and am quite familiar with the subject property. And I was delighted when Anne and Jeff purchased the property with the intention of living here. And I was even more delighted to discover (the eventual) and now arrival of Sophie. It is especially nice to have young responsible families here to stabilize the neighborhood after the loss of some of our very elderly neighbors. With respect to the 'loss' of a rental unit, in this case it is hardly a loss. The building hadn't been touched since the early fifties, and I suspect much of the apartment was from an even earlier period. As I recall, the heat was primitive, the kitchen minimal, the less said about the bathroom the better, and the layout was impossible. Without completely redoing everything, it could hardly attract a desirable neighbor tenant. Over the years we have suffered enough from tenants in marginal apartments. In this case it is especially nice to learn that the combined building will now be able to include Jeff's mother.

Some years ago I supported Lawrence Higa in the rebuilding and combining of a three unit shack up a few doors on Telegraph Place into a first-class family property. It has been very successful -- nice people, children, and so forth -- an enhancement for the neighborhood. Let us continue that trend.

If you have any questions, etc., please don't hesitate to write or call.

Sincerely,  
Howard M. Bobren

9/24/11

Dear Mr Hollister,

I'm writing a letter to support  
Adre Fung and Jlf Steenberg at 19 Child  
Street. We support their effort to merge  
the units of their building and create a  
single family home.

My husband and I have been living  
on Telegraph Hill for 70 years. We  
raised our family here. My husband  
has provided years of service in  
this city and our neighborhood as a mail  
carrier.

We would like to preserve the family  
oriented nature of Telegraph Hill and  
encourage young parents to raise  
their families here.

Marie Serchia  
MARIE SERCHIA  
Edmond Serchia  
EDMOND SERCHIA  
461 Greenwich St  
San Francisco, Ca.  
94133

antonia + michael cohen

327 Lombard Street, San Francisco, CA 94133, t: 415-781.8664, e: antonia\_clark@yahoo.com

09.24.2011

AARON HOLLISTER  
SAN FRANCISCO PLANNING DEPARTMENT  
1650 MISSION STREET #400  
SAN FRANCISCO, CA 94103

Re: Dwelling Merger application for 19-21 Child Street

Dear Mr. Hollister:

Michael and I are neighbors of Anne Fung and Jeff Sternberg's. We feel very comfortable supporting the merger of their 2 units at 19-21 Child Street. The merging of these two units is important for this young family, who love North Beach and want to make it their permanent home. They are very committed to the neighborhood and making it better for young families. They actually want to use the extra space to host activities and gatherings for the young families in the neighborhood - such as toddler yoga, reading groups etc. It is families like the theirs that make North Beach the community that it is, and it is important to keep them in our neighborhood. It is also important to note that this second unit was in dire straights. It was in total disrepair and uninhabitable. It is lucky that Anne and Jeff are showing such passion for this property and bringing it back to livable condition.

If you have any further questions please don't hesitate to contact us.

Sincerely yours,



ANTONIA AND MICHAEL COHEN  
327 LOMBARD STREET  
SAN FRANCISCO, CA 94133

September 25, 2011

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103

Re: Dwelling Merger application for 19-21 Child Street

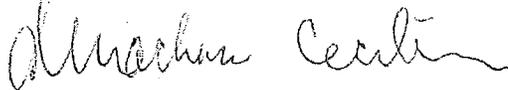
Dear Mr. Hollister:

I am writing to express our strong support of the dwelling merger application for 19-21 Child Street submitted by Anne Fung and Jeffrey Sternberg. Anne and Jeff have been our neighbors for the past 2 years and we consider their family a wonderful asset for the neighborhood. We live above them on Telegraph Hill, overlooking their house. They are working towards preserving and improving our block and neighborhood with their beautiful home renovation. The block is certainly going to benefit from their project.

We have lived on Telegraph Hill for 30 years and raised our family here. We strongly desire to preserve this family-oriented neighborhood and keep young families on the 'Hill'. Allowing this dwelling merger will enable Anne and Jeff to raise their growing family on Telegraph Hill and remain there for years to come.

We are familiar with the building that Anne and Jeff are renovating. We understand that the unit that they want to merge has been in terrible disrepair and essentially uninhabitable. The bathroom and kitchen were no longer functional and the unit does not appear 'rentable'. Please allow Anne and Jeff to merge these units and raise their family here on Telegraph Hill.

Sincerely yours,



Don A. and Cecilia Chan  
229 Telegraph Hill Boulevard  
San Francisco, CA 94133

September 26, 2011

Aaron Hollister  
San Francisco Planning Department  
1650 Mission St., suite 400  
San Francisco, California 94103

I am writing this letter in support of the application by Drs. Fung and Sternberg to merge 19-21 Child St. into a single-family dwelling.

My husband has been a lifelong resident of Telegraph Hill as was his father. His family has owned the apartment building on Grant and Greenwich for fifty years. When we married 35 years ago, we looked in other areas of the City to buy, but ultimately decided to remain on the hill. We have ourselves gone through two major remodels to accommodate our growing family of five sons. When we bought our home at 417 Greenwich, we were the only single family home for blocks. There were a few other families, but they were in flats. Over the years, more and more families have moved into the neighborhood, but they often move when the size of their family cannot be accommodated by the space. We are thrilled to have a young family that wants to live in the neighborhood, and remain there and help contribute to the unique character of our community.

This family has already demonstrated their intention to be a good neighbor. Of interest, my father-in-law who was a plumber and then a plumbing inspector for the City did much of the plumbing in this house when it was remodeled years ago. When it came for sale, my husband and I went to see the house since my husband remembered it and its owner from his childhood. We were very surprised at how rundown and poorly cared for the property had become. The foundations were all sagging, floors in one bedroom were rotten, and the rental unit was not habitable. Since it has been purchased, Drs. Fung and Sternberg have invested an enormous amount of money to try to bring it up to code and make it safe for their family. All of the workmen have been very respectful of the neighbors with respect to noise and congestion re: their trucks and equipment. This has been a very different experience for us the neighbors than with some other remodeling jobs on the block.

Sincerely,

Eileen G. Aicardi, M.D.



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 22, 2011**, the Applicant named below filed Building Permit Application No. 2011.0822.2940 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>Andrew Junius</b>	Project Address:	<b>19-21 Child Street</b>
Address:	<b>One Bush Street, Suite 600</b>	Cross Streets:	<b>Lombard/Greenwich</b>
City, State:	<b>San Francisco, CA 94104</b>	Assessor's Block /Lot No.:	<b>0078/037</b>
Telephone:	<b>(415) 567-9000</b>	Zoning Districts:	<b>RH-3/40-X</b>

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Residential .....	Residential
FRONT SETBACK .....	see plan .....	No Change
SIDE SETBACKS .....	see plan .....	No Change
BUILDING DEPTH .....	see plan .....	No Change
REAR YARD .....	see plan .....	No Change
HEIGHT OF BUILDING .....	see plan .....	No Change
NUMBER OF STORIES .....	see plan .....	No Change
NUMBER OF DWELLING UNITS .....	2 .....	1
NUMBER OF OFF-STREET PARKING SPACES .....	see plan .....	No Change

The proposal is to merge two dwelling units into one dwelling. No physical expansion of the structure is proposed under the subject permit. The dwelling unit merger is also subject to Mandatory Discretionary Review, Case No. 2011.0647D, which will be considered by the Planning Commission after the expiration of the 311 notice.

PLANNER'S NAME: **Aaron Hollister**  
 PHONE NUMBER: **(415)-575-9078**  
 EMAIL: **aaron.hollister@sfgov.org**

DATE OF THIS NOTICE:  
 EXPIRATION DATE:

**11-3-11**  
~~**12-2-11**~~

Summary of Dwelling Merger Application for  
19 – 21 Child Street  
Block 0078, Lot 037  
Hearing on January 19, 2012

January 8, 2012

Dear Commissioners –

Thank you for hearing our case today. We are a young family hoping to keep and grow our roots in San Francisco. In 2009, we purchased 19-21 Child Street with the goal of making it our family home. As new homeowners, we did not realize the structural limitations of its designation as a multi-unit building. Since then several events have occurred that have changed our needs: Our daughter Sophie was born in July 2011 and it has become clear that Jeff's mom will need to come live with us in the lower unit.

We have been working with our architects and engineers to maximize the safety and functionality of the building to accommodate these changes, but we now realize that we need to connect the units for safety and family unity.

As you are aware, we received an administrative approval for a dwelling merger in 2010 – from a '2 Unit with Housekeeping Unit' designation to '2 Units'. Because 'Housekeeping Unit' is an archaic designation that the SF Planning Code no longer describes and because we met a supermajority of merger criteria, the designation was administratively removed.

This case is now requesting that we be allowed to consolidate this 2 unit building into 1 so that we can legally make modifications to this building so that our family can interact in a normal fashion. By creating the internal opening between the lower and upper units, family members and sound can freely move between the spaces.

Jeff's mom, Harriet, is widowed and is moving out to live with us from New York. The lower 21 Child unit will become her living quarters. We are asking permission to make a permanent opening between the two units without a fire-rated door or wall. The door/wall would pose safety hazards for two reasons:

- We would like to have an internal connection so that the grandchild(ren) can freely go between our home and the grandparents space without the hazards of going onto the street and
- A door or wall would prevent us from hearing an emergency call from downstairs – in the event that Harriet fell or had an emergency, we couldn't hear her call out to us.

Anne was raised in San Francisco and is still closest to her friends from preschool and kindergarten days. She and Jeff would like to foster this opportunity for the neighborhood children and also hope to have another child soon. We are committed to raising our family in San Francisco, and are also committed to serving a diverse socio-economic population from community health clinics to a tertiary care hospital as physicians. We do not like asking for an exception to the code, but our circumstances now push us to make this request. We know of no opposition to our request. We have attached 12 letters from neighbors who support our project.

Thank you again for your consideration. Allowing us to create a space in which generations of families can gather would be most appreciated by our family and neighborhood friends.

Sincerely yours,

  
Anne Fung and Jeff Sternberg  
19-21 Child Street Homeowners

## Attachments and page numbers

### Letters of support

- |                                |                              |
|--------------------------------|------------------------------|
| 1. Eileen Aicardi              | 417 Greenwich Street         |
| 2. Robert Taiariol             | 17 Child Street              |
| 3. Howard Bobren               | 37 Telegraph Place           |
| 4. Antonia and Michael Cohen   | 327 Lombard Street           |
| 5. Marc Bruno                  | St. Vincent de Paul Society  |
| 6. Jessica and David MacGregor | 330 Chestnut Street          |
| 7. Benson Toy                  | 31 Child Street              |
| 8. Marie and Edmond Serchia    | 461 Greenwich Street         |
| 9. Lou Anne Aber               | 537 Greenwich Street         |
| 10. Don and Celia Chan         | 229 Telegraph Hill Boulevard |
| 11. Hannah Brown               | 658 Greenwich Street         |
| 12. Mary Bugarin               | 338 Lombard Street           |
13. Copy of email from Telegraph Hill Dwellers and police report regarding recent crime within blocks of 19-21 Child Street

# Golden Gate Pediatrics

*A Medical Corporation*

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September 26, 2011

Aaron Hollister  
San Francisco Planning Department  
1650 Mission St., suite 400  
San Francisco, California 94103

I am writing this letter in support of the application by Drs. Fung and Sternberg to merge 19-21 Child St. into a single-family dwelling.

My husband has been a lifelong resident of Telegraph Hill as was his father. His family has owned the apartment building on Grant and Greenwich for fifty years. When we married 35 years ago, we looked in other areas of the City to buy, but ultimately decided to remain on the hill. We have ourselves gone through two major remodels to accommodate our growing family of five sons. When we bought our home at 417 Greenwich, we were the only single family home for blocks. There were a few other families, but they were in flats. Over the years, more and more families have moved into the neighborhood, but they often move when the size of their family cannot be accommodated by the space. We are thrilled to have a young family that wants to live in the neighborhood, and remain there and help contribute to the unique character of our community.

This family has already demonstrated their intention to be a good neighbor. Of interest, my father-in-law who was a plumber and then a plumbing inspector for the City did much of the plumbing in this house when it was remodeled years ago. When it came for sale, my husband and I went to see the house since my husband remembered it and its owner from his childhood. We were very surprised at how rundown and poorly cared for the property had become. The foundations were all sagging, floors in one bedroom were rotten, and the rental unit was not habitable. Since it has been purchased, Drs. Fung and Sternberg have invested an enormous amount of money to try to bring it up to code and make it safe for their family. All of the workmen have been very respectful of the neighbors with respect to noise and congestion re: their trucks and equipment. This has been a very different experience for us the neighbors than with some other remodeling jobs on the block.

Sincerely,

Eileen G. Aicardi, M.D.

Letter

Thursday, September 22, 2011 2:07 PM

"Bob Taiariol" <btaiariol@sbcglobal.net>  
annefungmd@yahoo.com

9 - 22 - 11

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, Ca. 94103

Re: Dwelling Merger application for 19 - 21 Child Street / SF

Dear Mr. Hollister,

As property owner at 15 - 17 Child Street, I have witnessed many upgrades/changes to most of the property in the area over the past 50 years. Considering the late condition of above property, with significant upgrades and proposed change from a two unit to a single unit makes it a more suitable dwelling for a family environment. Knowing that Anne Fung's family has been a resident in this city, it is nice to see Anne and Jeff's desire to continue this tradition. It has been a pleasure working with them during the renovation and have appreciated their desire to accommodate my concerns.

Sincerely,  
Mr. Robert Taiariol  
17 Child Street  
San Francisco, Ca. 94133

FROM:

Howard M. Bobren  
37 Telegraph Place  
San Francisco, Ca. 94133

TO:

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103

September 22, 2011

Re: Dwelling Merger application for 19-21 Child Street

Dear Mr. Hollister:

This note is to support the subject application. I have been a resident here for over 30 years and am quite familiar with the subject property. And I was delighted when Anne and Jeff purchased the property with the intention of living here. And I was even more delighted to discover (the eventual) and now arrival of Sophie. It is especially nice to have young responsible families here to stabilize the neighborhood after the loss of some of our very elderly neighbors. With respect to the 'loss' of a rental unit, in this case it is hardly a loss. The building hadn't been touched since the early fifties, and I suspect much of the apartment was from an even earlier period. As I recall, the heat was primitive, the kitchen minimal, the less said about the bathroom the better, and the layout was impossible. Without completely redoing everything, it could hardly attract a desirable neighbor tenant. Over the years we have suffered enough from tenants in marginal apartments. In this case it is especially nice to learn that the combined building will now be able to include Jeff's mother.

Some years ago I supported Lawrence Higa in the rebuilding and combining of a three unit shack up a few doors on Telegraph Place into a first-class family property. It has been very successful -- nice people, children, and so forth -- an enhancement for the neighborhood. Let us continue that trend. If you have any questions, etc., please don't hesitate to write or call.

Sincerely,  
Howard M. Bobren

antonia + michael cohen

327 Lombard Street, San Francisco, CA 94133, t: 415.781.8664, e: antonia\_clark@yahoo.com

09.24.2011

AARON HOLLISTER  
SAN FRANCISCO PLANNING DEPARTMENT  
1650 MISSION STREET #400  
SAN FRANCISCO, CA 94103

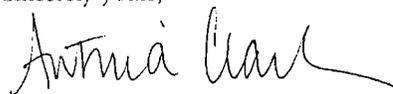
Re: Dwelling Merger application for 19-21 Child Street

Dear Mr. Hollister:

Michael and I are neighbors of Anne Fung and Jeff Sternberg's. We feel very comfortable supporting the merger of their 2 units at 19-21 Child Street. The merging of these two units is important for this young family, who love North Beach and want to make it their permanent home. They are very committed to the neighborhood and making it better for young families. They actually want to use the extra space to host activities and gatherings for the young families in the neighborhood - such as toddler yoga, reading groups etc. It is families like the theirs that make North Beach the community that it is, and it is important to keep them in our neighborhood. It is also important to note that this second unit was in dire straights. It was in total disrepair and uninhabitable. It is lucky that Anne and Jeff are showing such passion for this property and bringing it back to livable condition.

If you have any further questions please don't hesitate to contact us.

Sincerely yours,



ANTONIA AND MICHAEL COHEN  
327 LOMBARD STREET  
SAN FRANCISCO, CA 94133

San Francisco Planning Commission  
City Hall, One Dr. Carlton B. Goodlet Place  
San Francisco, CA 94102

January 7, 2012

Dear Planning Commissioner,

Please consider this letter evidence of my strong support in favor of the request by Anne Fung and Jeff Sternberg to combine the two units of the residence they purchased at 19-21 Child Street into a single family unit.

I have been a resident of San Francisco's North Beach Telegraph Hill neighborhood for over 20 years, and I have been a San Francisco renter for over 26 years. I currently work for St. Vincent de Paul Society of San Francisco, and much of my work directly concerns the shortage of transitional housing for the poor.

With this personal and professional experience in mind, I am well aware of the need to maintain the San Francisco housing stock, and I am aware of the need for below market apartments for those who otherwise cannot afford to live here.

Nonetheless, the situation at 19-21 Child Street is substantially different, and it should be treated as such, in my opinion, by the Commission. First, there is no evidence that the removal of this single unit in one of the City's most expensive neighborhoods is likely to have a detrimental effect on the housing stock for the poor.

Second, as the unit in question has been off-market and un-rented for several years (the unit is currently unoccupied.), the removal of the unit as an apartment is unlikely to negatively effect any current San Francisco renter, poor or otherwise.

Finally, and perhaps most important: It is my understanding from Jeff and Anne that their intention is to provide an independent living space for Jeff's mother. As Ms. Sternberg would otherwise be searching for an apartment, her use of this unit would have zero sum effect on the overall housing stock.

Anne Fung is a third generation San Franciscan who's grandfather was born in Chinatown. As physicians, both Anne and Jeff regularly assist those in need. They have been good friends to St. Vincent de Paul Society, North East Medical Services and to many other socially beneficent causes in North Beach and throughout the City. These are the type of people our neighborhoods and City should strive to retain as residents and citizens. Please support their request to make their home a single family unit.

Should you have any questions about this letter or my support for this project, please do not hesitate to contact me.

Sincerely,  
Marc Bruno  
415-434-1528  
marcabruno@yahoo.com

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103

Re: Dwelling Merger application for 19-21 Child Street

Dear Mr. Hollister:

We write to express our whole-hearted support for Anne Fung and Jeff Sternberg's dwelling merger application for 19-21 Child Street.

We have been neighbors of Anne and Jeff's for over six years. Not only are they absolutely committed to supporting and enhancing Telegraph Hill, they are also committed to San Francisco in general. They always find time away from their busy work lives to support local charities, museums, and businesses.

Anne and Jeff recently welcomed a daughter, Sophie. Permitting the merger of 19-21 Child will allow this young family to remain in San Francisco. Moreover, it will support a multi-generational family inasmuch as we understand that one of Sophie's grandmother's will be moving to San Francisco to assist Anne and Jeff with childcare.

We had the opportunity to see 19-21 Child Street shortly after Anne and Jeff acquired it. The rental unit was in severe disrepair and in our view did not appear to be habitable.

You are well aware of the many news stories detailing the flight of families from San Francisco. As parents of young children, we find the stories to be sadly true. We sincerely hope that Anne, Jeff and their daughter will not become one more family forced to leave this wonderful city. Granting their merger application will ensure this will not happen.

Sincerely,

Jessica and David MacGregor  
330 Chestnut Street  
San Francisco, CA 94133

September 21, 2011

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103

Re: Dwelling Merger application for 19-21 Child Street

Dear Mr. Hollister:

I am writing to express my complete support of the dwelling merger application for 19-21 Child Street submitted by Anne Fung and Jeffrey Sternberg. They have been my neighbors for the past 2 years and have been very considerate, attentive neighbors. They help keep the side walks clean, and attractive and look out for others on the block.

I grew up in the neighborhood and am sad that more families are not able to stay because they outgrow homes here. Allowing this nice family to stay would be good for our neighborhood. It's nice to see young kids on the streets.

Both Anne and Jeff have taken care of several of our neighbors for their health problems. Anne gives her time at North East Medical Services providing eye care to uninsured and poor members of our community.

The unit that they want to merge is in real disrepair and essentially uninhabitable. The bathroom and kitchen were no longer functional and the last tenant lived with his girlfriend at her apartment for the last 5 years because of this. Please let them merge the units and raise their family here on Telegraph Hill.

Sincerely yours,



Benson Toy  
31 Child Street, San Francisco CA 94133

9/24/11

Dear Mr Hollister,

I'm writing a letter to support  
adam Fung and Jeff Steinhart at 19 Child  
Street. We support their effort to merge  
the units of their building and create a  
single family home.

My husband and I have been living  
on Telegraph Hill for 70 years. We  
raised our family here. My husband  
has provided years of service in  
this city and our neighborhood as a mail  
carrier.

We would like to preserve the family  
oriented nature of Telegraph Hill and  
encourage young parents to raise  
their families here.

Marie Serchia  
MARIE SERCHIA  
Edmond Serchia  
EDMOND SERCHIA  
461 Greenwich St  
San Francisco, Ca.  
94133

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103  
Re: Dwelling Merger application for 19-21 Child Street

September 22, 2011

Dear Mr. Hollister:

This is a letter of support of the merging of 19-21 Child Street in San Francisco to a single family dwelling.

First, being in such disrepair, 21 Child Street is uninhabitable as a rental unit.

Second, as a mother of an elementary school age child, I feel it is important to keep young families in a neighborhood that is rapidly losing its youth, for both stability and growth. Merging these units will allow this young family to do just that.

Dr. Anne Fung, an outstanding ophthalmologist with a thriving practice in San Francisco, is on the forefront of retinal research as well as offers her expertise seeing patients at the North East Medical Services.

Dr. Jeff Steinberg also is an outstanding surgeon specializing in colon and rectal surgery with a thriving practice in San Francisco.

We need to keep such valuable citizens in San Francisco and their family would bring stability and be a great asset to the North Beach neighborhood.

Thank you in advance for your consideration.

Sincerely,



Lou Anne Aber  
537 Greenwich Street  
San Francisco, CA 94133

September 25, 2011

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103

Re: Dwelling Merger application for 19-21 Child Street

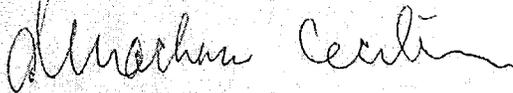
Dear Mr. Hollister:

I am writing to express our strong support of the dwelling merger application for 19-21 Child Street submitted by Anne Fung and Jeffrey Sternberg. Anne and Jeff have been our neighbors for the past 2 years and we consider their family a wonderful asset for the neighborhood. We live above them on Telegraph Hill, overlooking their house. They are working towards preserving and improving our block and neighborhood with their beautiful home renovation. The block is certainly going to benefit from their project.

We have lived on Telegraph Hill for 30 years and raised our family here. We strongly desire to preserve this family-oriented neighborhood and keep young families on the 'Hill'. Allowing this dwelling merger will enable Anne and Jeff to raise their growing family on Telegraph Hill and remain there for years to come.

We are familiar with the building that Anne and Jeff are renovating. We understand that the unit that they want to merge has been in terrible disrepair and essentially uninhabitable. The bathroom and kitchen were no longer functional and the unit does not appear 'rentable'. Please allow Anne and Jeff to merge these units and raise their family here on Telegraph Hill.

Sincerely yours,



Don A. and Cecilia Chan  
229 Telegraph Hill Boulevard  
San Francisco, CA 94133

September 22, 2011

Aaron Hollister  
San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103

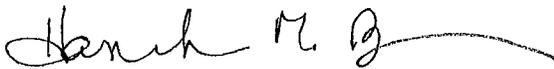
Re: Dwelling Merger application for 19-21 Child Street

Dear Mr. Hollister:

I'm writing in support of the Dwelling Unit Merger application for 19-21 Child Street. The Units are currently owned by Drs. Anne Fung and Jeffery Sternberg and the merger would help keep this young couple in San Francisco as their family grows and expands into the rental unit. The rental unit was also in severe disrepair and uninhabitable prior to the renovations which are underway and which will greatly rehabilitate this home.

Drs. Fung and Sternberg are hard-working and well- respected in their fields and are a great addition to the neighborhood in North Beach/Telegraph Hill, and I support their efforts to renovate the house and merge the two units to meet the needs of their growing family.

Sincerely,

A handwritten signature in black ink, appearing to read "Hannah M. Brown", with a long horizontal flourish extending to the right.

Hannah M. Brown  
658 Greenwich Street  
San Francisco, CA 94133  
415-694-3993

9/22/11

Aaron Hollister  
San Francisco Planning Department  
San Francisco CA 94103

Dear Mr. Hollister,

I completely support Anne and  
Jeff's application for dwelling  
merger at 19-21 Child Street.

They have been my neighbors  
for several years and have been  
considerable, thoughtful and  
respectful.

They have been important in  
building the stability of the  
neighborhood and have been  
contributed to building community.

If you have further questions,  
I can be reached at 415 7106358.

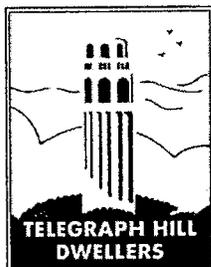
Sincerely,  
Margy Bugarin  
338 Lombard St.  
SF CA 94133



**Telegraph Hill Burglary Update**

Thursday, January 5, 2012 6:55 PM

**From:** "THD" <president@thd.org>  
**To:** annefungmd@yahoo.com



**Update on recent burglary on Telegraph Hill and a special message to THD members from Central Station Police Captain Tacchini**

Dear Telegraph Hill Dweller,

In light of the recent burglary on Telegraph Hill near Lombard and Kearny, I spoke to Central Station Police Captain Stephen Tacchini this afternoon to get the latest information for our members about what has happened and what is being done now to ensure public safety.

Captain Tacchini told me that, despite a police perimeter around the area near the burglary for 24 hours, the burglar who hid in deep brush on the north slope of the Hill was unfortunately able to escape. However, in response Central Station has now stepped up the number of patrol cars in the neighborhood and has assigned several plain clothes officers to the area as well. They also have promising leads that can help them catch this criminal.

Captain Tacchini asked me to tell all Telegraph Hill Dweller members two things.

One, if you see anything suspicious, please call 911 for an emergency or (415) 553-0123 for a non-emergency right away.

Two, if you have any questions or comments about the handling of this recent situation, please contact the Captain directly at (415) 315-2480 or Stephen\_Tacchini@sfgov.org

Please see below for an email update sent out today by Central Station Police Captain Tacchini about this burglary and other important public safety issues affecting our neighborhood.

Sincerely,

Jon Golinger  
President  
THD

-----  
Central Station  
766 Vallejo Street

January 5, 2012

13.

**Captain's Message**

Happy New Year and Best Wishes to all in 2012 for good health, prosperity and happiness.

A recent burglary in the Central District has been highlighted by the media due to the unusual escape route taken by the suspect. The suspected burglar entered an apartment building, gained access to an apartment and absconded with stolen goods. A witness to the burglary was able to point out the suspect to responding police officers. The suspect fled through the neighborhood, ultimately choosing a Cliffside as his escape route. He was observed by the officers as he concealed himself in deep foliage to avoid detection. A prolonged effort was made to assure the suspect was not in distress and in need of evacuation, while attempting to devise a means for officers to retrieve him from his location. Due to the dangerous terrain and the safety consequences it presented to police officers as well as the suspect, the decision was made to monitor the suspect's location from a safe distance. After twenty four hours it was decided the resources and personnel at the Cliffside scene needed to be placed back into service, as there was no indication how long the situation could go on. Therefore, the safety of the suspect and of potential arresting officers was deemed to be the priority in abandoning a dangerous attempt to take custody of the property thief.

This incident should serve as a strong reminder to all of you to be steadfast in your home and business security, by locking doors and windows, securing valuables, and activating security systems to prevent becoming a victim. Get to know your neighbors and watch out for one another, a dog is a great deterrent as well and always report suspicious persons you see. Never ignore your instincts.

**Central Station Community Meeting**

The next community meeting will be held on Wednesday, January 18, 2011, 5:30pm at 660 Lombard Street.

**City Announces Interfaith Winter Shelter Program for 2011 - 2012**

The San Francisco Human Services Agency (HSA) has announced the following schedule for the San Francisco Interfaith Council Emergency Winter Shelter Program and shelter site locations. For 23 years, the Human Services Agency and Episcopal Community Services have collaborated with the San Francisco Interfaith Council to provide additional shelter services to homeless men in San Francisco.

"San Francisco is committed to providing our homeless residents with housing, shelter and supportive services," said Mayor Lee. "The need for shelter is even greater during the colder winter months. I thank the Human Services Agency, Episcopal Community Services and the San Francisco Interfaith Council who in partnership are ensuring our homeless residents have refuge from the anticipated cold and wet weather this season."

The 2011-2012 Winter Interfaith Shelter Program is scheduled to begin on Sunday, November 20. The first location to host the winter shelter will be St. Mark's Lutheran Church at 1031 Franklin Street. Interfaith shelter spaces are reserved on a first come first served basis. Those interested in a sleeping space on 11/20, should come to St. Mark's **NO EARLIER THAN 5:30 pm** to get a ticket. The ticket will allow the guest a seven day stay. Two meals will be provided each day for shelter guests. These spaces are not reserved through the shelter reservation system, **CHANGES**.

The following congregations will provide overnight emergency shelter for the winter beginning November 20, 2011 through February 25, 2012.

Dec 11 - Dec 31, 2011 St. Mary's Cathedral, 1111 Gough St. 100 men - 7:00 pm  
Jan 1 - Jan 28, 2012 St. Boniface, 133 Golden Gate Ave. 60 men - 6:30 pm  
Jan 29 - Feb 25, 2012 First Unitarian Church, 1187 Franklin St. 70 men - 7:00 pm

Community Police Advisory Board - Neighborhoods Represented

Aquatic Park Neighbors

Chinatown

Financial District

Fisherman's Wharf

Lower Nob Hill  
Middle Polk  
North Beach  
Russian Hill  
Telegraph Hill  
Union Square

**Broadway Entertainment Corridor  
Friday December 30, 2011**

Felony Arrests  
1  
Misdemeanor Arrest  
3  
Drunk Related  
20  
Moving Citations  
30  
Parking Citations  
1  
Vehicles Towed  
4

**Saturday December 31, 2011**

Felony Arrests  
3  
Misdemeanor Arrests  
4  
Drunk Arrests  
1  
Moving Citations  
11  
Parking Citations  
0  
Vehicles Towed  
0

**Crimes of Note & Outstanding Police Work**

December 29, 2011, 1025 hours, Campton Place at Stockton Street:

A couple of DPW workers were cleaning the street along Campton Place and attempted to pick up an abandoned mattress. There were two suspects sitting on the mattress and one of the workers asked them to get off so she could throw it in the DPW truck. Suddenly, the male suspect stood up and began screaming obscenities at the worker. The suspect then bumped his chest against the worker causing her to stumble back. The suspect now took up a fighting stance challenging the DPW worker. Meanwhile, the female suspect pulled a hatchet from her purse and banged it on the ground. Officer Cunnane was now on scene and told the male suspect to get on the ground. The suspect refused so Officer Cunnane took the suspect to the ground before calling for back up. The DPW workers then alerted Officer Cunnane that the female suspect was in possession of a hatchet. Officer Koltzoff came on scene and told the female to take her hands out of her purse. The female refused so Officer Koltzoff drew her department issued firearm and ordered the female to put down the purse with the hatchet in it. The suspect finally complied and Officer Koltzoff handcuffed her. Both Suspects were arrested and transported to Central Station.

December 30, 2011, 0150 hours, Romolo and Fresno Streets:

Officers Bernstein and Huang were on uniform patrol and driving a marked Police vehicle when they were flagged down by a citizen who stated he had just been robbed. The officers had the victim get in their police vehicle and drive around the area in search of the culprits. They only drove a couple of blocks before the victim pointed out the suspects who were walking south on Kearny St. from Broadway. The officers exited their patrol vehicle and detained the three suspects without further incident. The victim told the officers that he had been celebrating his birthday at a local bar where he befriended two men and a woman. They all decided to go to the victim's apartment and continue the celebration. They exited the bar and walked up the alley where the victim decided to urinate. While the victim was urinating in the alley, one of the suspects punched him in the face causing him to drop a computer tablet that was inside his jacket. Another suspect picked up the tablet and the three ran off. The female suspect had the tablet under her sweatshirt where it was recovered by Officer Huang. The victim identified the tablet as his own and the three suspects were arrested and transported to Central Station.

December 31, 2011, 2336 hours, 400 block of Broadway at Montgomery Street:

Officers Padilla, Perdomo, Ravano and Sgt. Benzinger were in full uniform assigned to the Broadway corridor when they observed a known suspect. The suspect was standing on the corner when he looked over toward the officers and began walking away. Officers Padilla and Perdomo recognized the suspect from prior contacts and knew him to be on probation with a searched condition. The officers approached the suspect and advised him of the search condition. Officer Ravano searched the suspect and found a glass pipe along with suspected methamphetamine. Officer Ravano advised the suspect of his findings and his intentions to place the suspect under arrest. The suspect tensed his arms and pulled them in an attempt to escape the officers. Officer Perdomo applied a department taught bent wrist control hold and brought the suspect to his knees. The suspect was arrested and transported to County Jail.

January 1, 2012, 0150 hours, Vallejo and Powell Streets:

Officers Reyes and Tiffany and were in a marked patrol vehicle when they saw a suspect sprinting on Powell St. carrying a purse. The officers illuminated their spotlights and ordered the suspect to stop. The suspect stopped at mid-block, but held the purse behind his back. As the officers exited their patrol vehicle, the suspect took off running. The officers gave chase and quickly apprehended the suspect a mere block away, but the suspect no longer possessed the purse. Officer Tiffany located a woman who stated she was the victim of a purse snatch, but was unable to identify the suspect. Back at Central Station, Officer Reyes advised the suspect of his Miranda rights and before the officer could ask any questions the suspect admitted to stealing the purse. The suspect was arrested and booked.

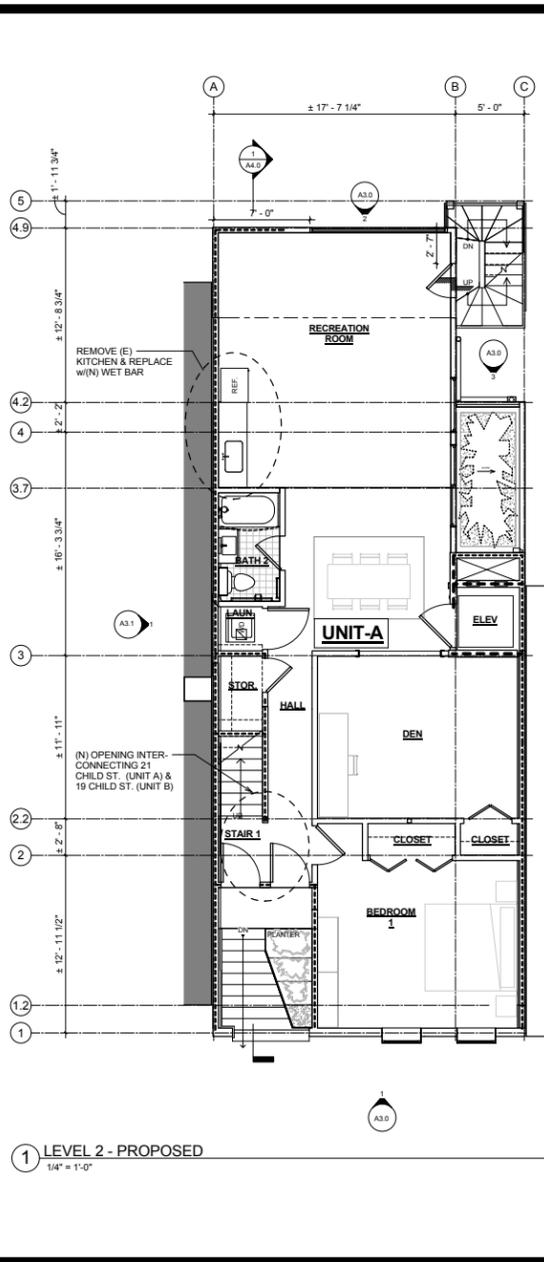
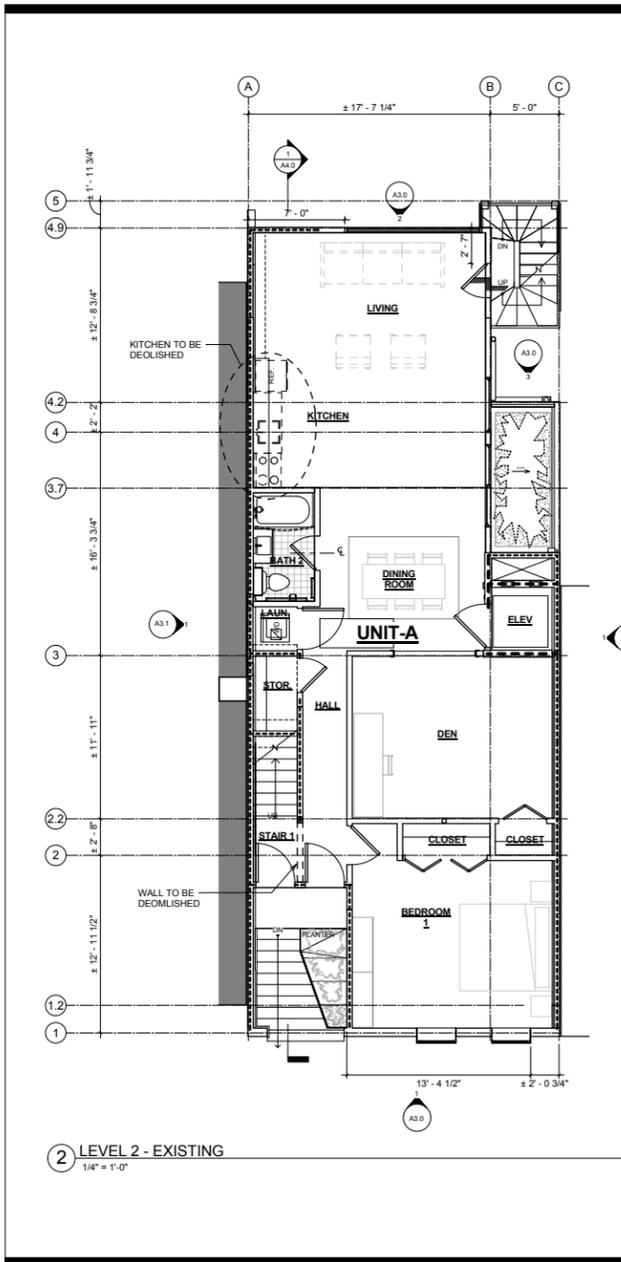
January 1, 2012, 0410 hours, 800 Columbus Ave. at Greenwich Street:

Officers Shanahan and Siragusa responded to the area regarding a robbery. The officers met with the victim and had him get in their patrol vehicle so they could search the area for the suspects. Unable to locate the suspects, the officers transported the victim to Central Station to obtain a statement. The victim told the officers that he was walking alone on Columbus Ave. when he was approached by four male suspects. One of the suspects brandished a semi-automatic hand gun and another brandished a knife with a 6" blade. One of the four suspects told the victim to handover everything he has. Fearing for his life, the victim turned over his wallet, cash and cell phone. The suspects told the victim to turn and walk away. The victim complied and heard the suspects take off in the opposite direction. The victim was not injured, but understandably shaken up by the incident.

January 2, 2012, 1433 hours, 1200 block of Hyde St. at Clay Street:

Officers Callo, Marte and Oliver were working plain clothes and responded to a call regarding a suspicious suspect "trying doors." The officers drove their unmarked vehicle to the area and quickly located a suspect who fit the description provided by the witness. Officer Callo exited the vehicle and followed the suspect on foot. Officer Callo witnessed the suspect walk into an open garage on the 1200 block of Hyde Street. After approximately five minutes, the suspect exited through a service door. Officer Callo followed the suspect to another apartment building off of Troy Alley and it appeared the suspect entered via a rear door. Officer Callo alerted Officers Marte and Oliver of his findings and they surrounded the building with the help from fellow officers. Officer Marte began to walk up the rear outside staircase of the building when he heard someone walking down the stairs. Officer Marte waited until he saw the suspect at the top of the stairwell. Officer Marte



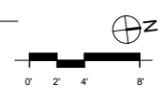


**LEGEND**

- (N) WALL
- (E) WALL TO REMAIN
- DEMO
- 1-HR RATED ASSEMBLY
- 2-HR RATED ASSEMBLY
- AREA OF ADDITION

**SHEET NOTES**

- ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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**19 CHILD STREET**  
SAN FRANCISCO, CA 94133  
BLOCK/LOT: 0078/037  
OWNERS: ANNE FUNG & JEFF STERNBERG

CURRENT RELEASE DATE:  
2011.08.18

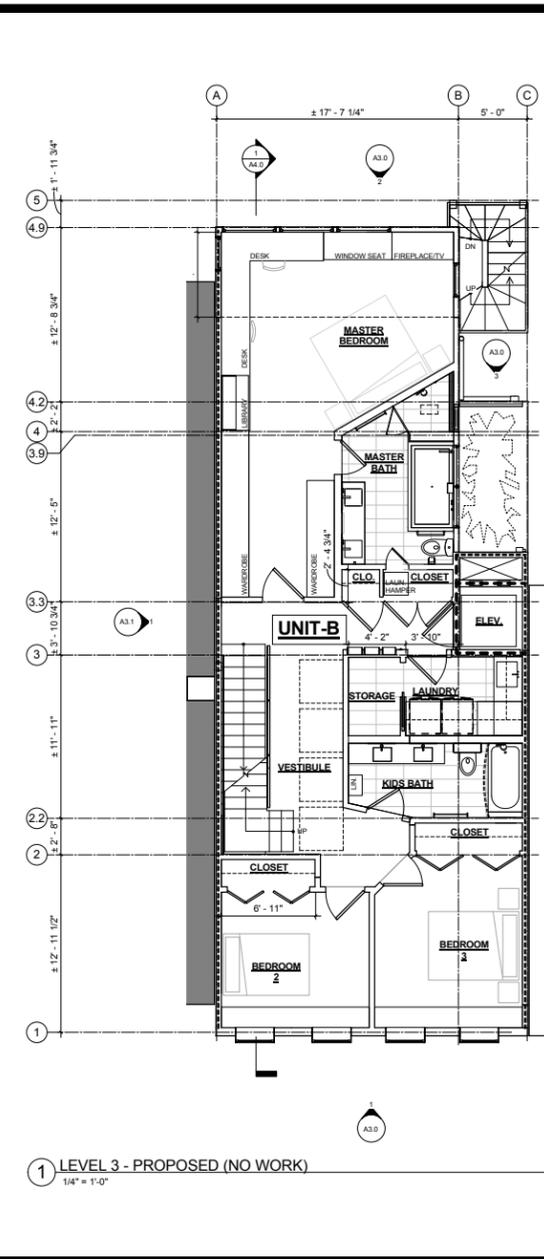
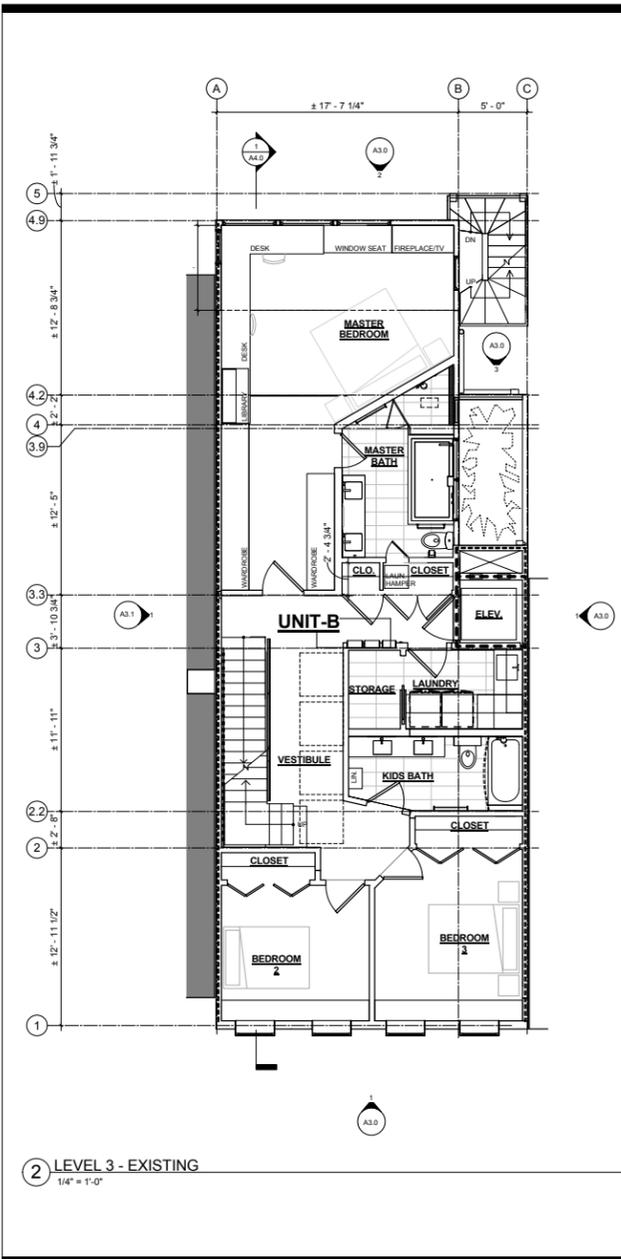
CURRENT RELEASE SET:  
BUILDING PERMIT &  
DWELLING UNIT  
MERGER  
APPLICATION SET

SHEET TITLE  
**PLANS - LEVEL 2**

SCALE  
As indicated

DRAWN BY: EU/TT JOB NUMBER: 09-018

**A2.1**  
SHEETS

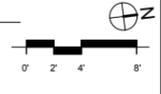


**LEGEND**

- (N) WALL
- (E) WALL TO REMAIN
- DEMO
- 1-HR RATED ASSEMBLY
- 2-HR RATED ASSEMBLY
- AREA OF ADDITION

**SHEET NOTES**

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CURRENT RELEASE DATE:  
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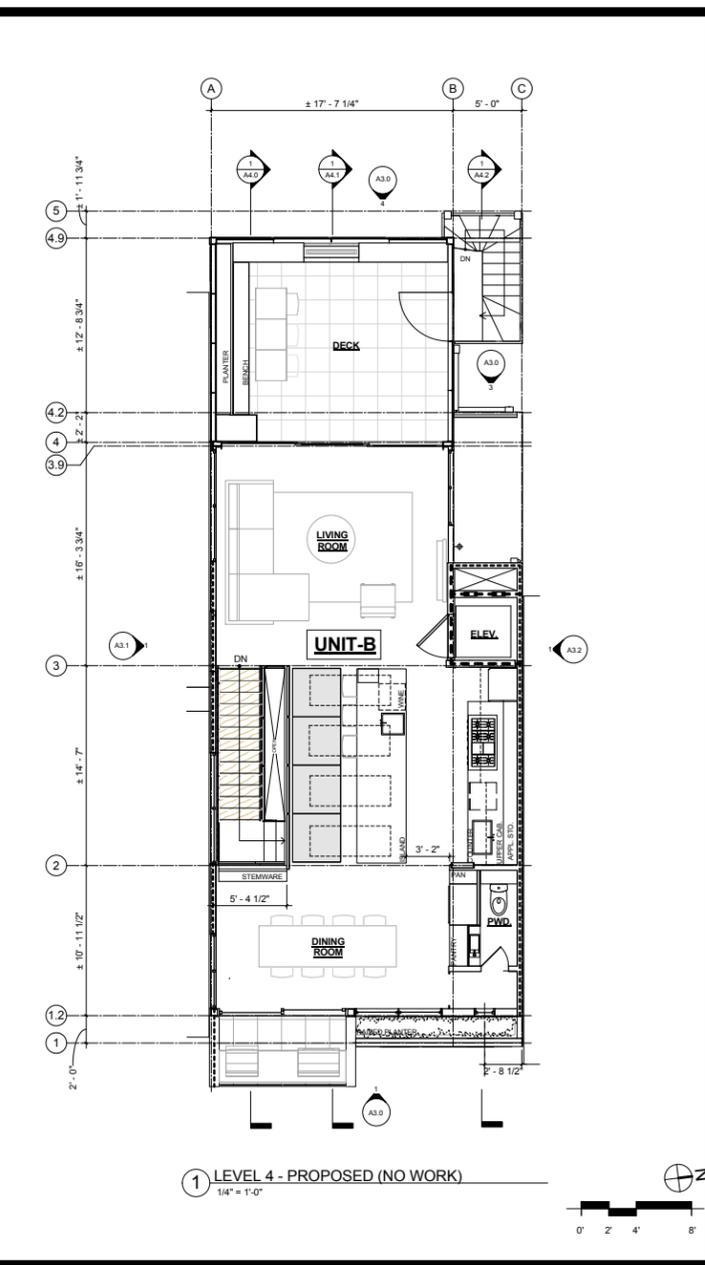
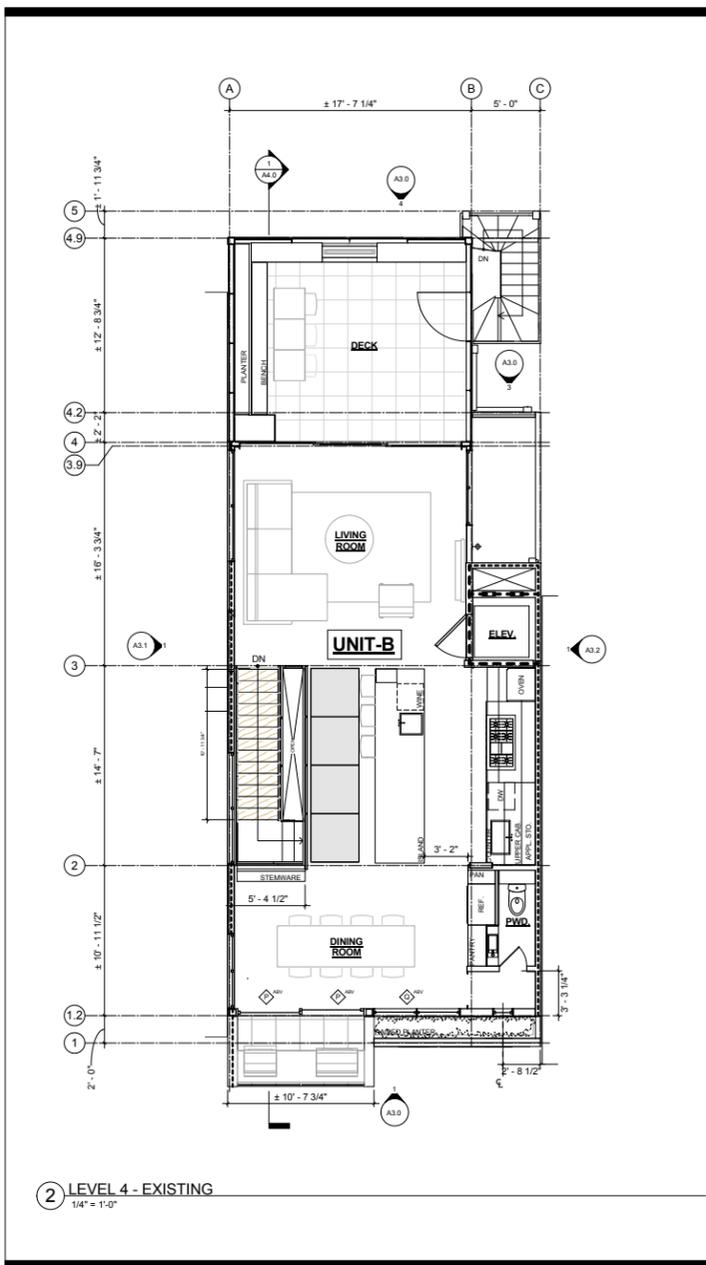
CURRENT RELEASE SET:  
BUILDING PERMIT &  
DWELLING UNIT  
MERGER  
APPLICATION SET

SHEET TITLE  
**PLANS - LEVEL 3**

SCALE  
As indicated

DRAWN BY: EU/TT JOB NUMBER: 09-018

**A2.2**  
SHEETS

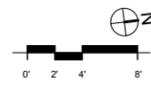


**LEGEND**

- (N) WALL
- (E) WALL TO REMAIN
- DEMO
- 1-HR RATED ASSEMBLY
- 2-HR RATED ASSEMBLY
- AREA OF ADDITION

**SHEET NOTES**

- ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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CURRENT RELEASE DATE:  
2011.08.18

CURRENT RELEASE SET:  
BUILDING PERMIT &  
DWELLING UNIT  
MERGER  
APPLICATION SET

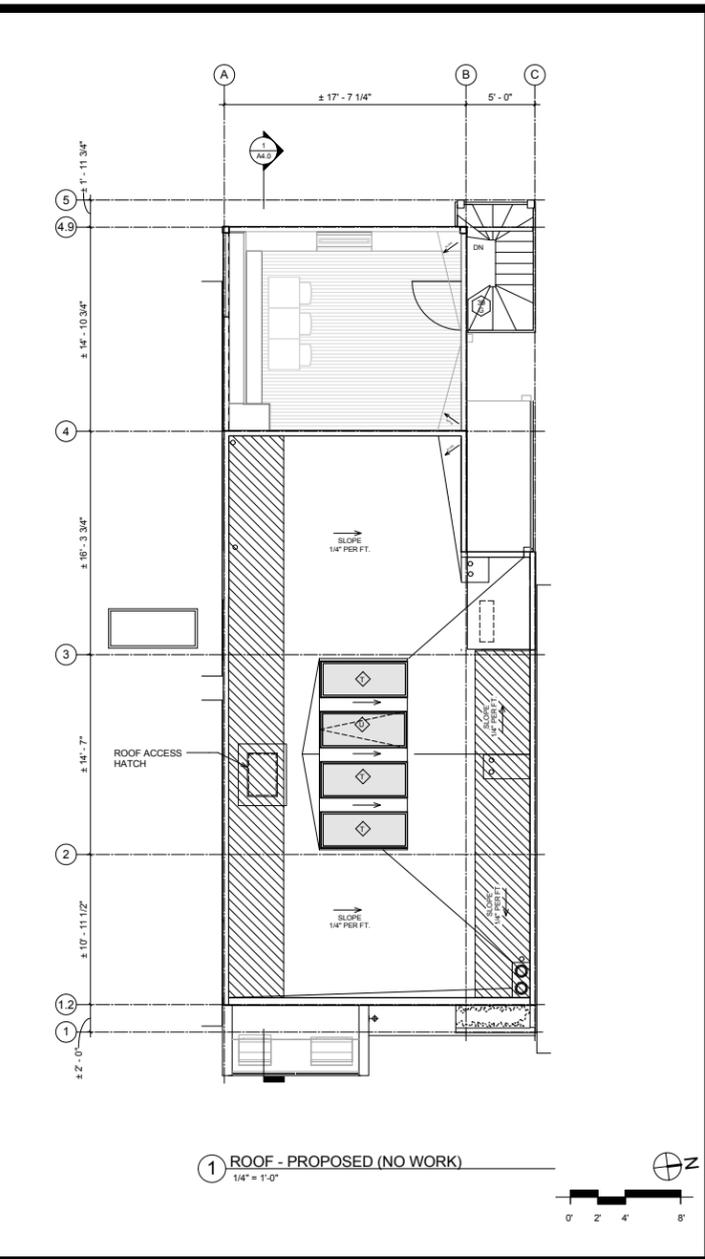
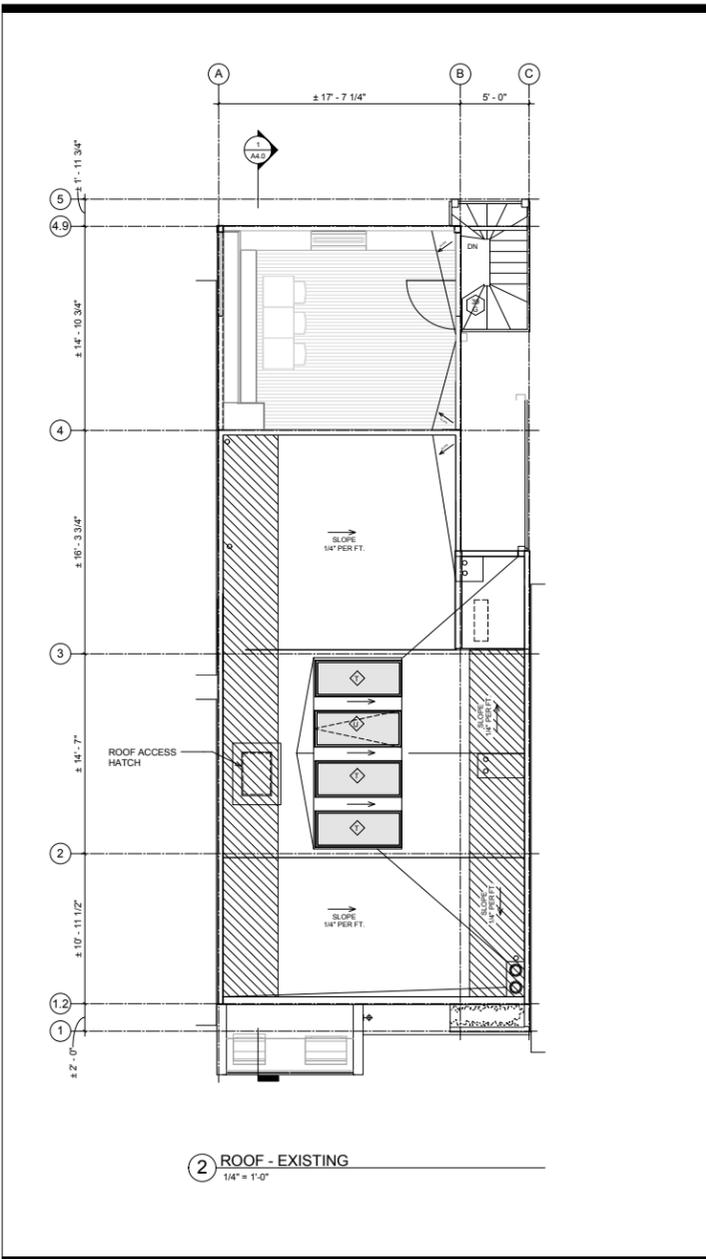
SHEET TITLE  
**PLANS - LEVEL 4**

SCALE  
As indicated

DRAWN BY  
EU/TL

JOB NUMBER  
09-018

**A2.3**  
SHEETS

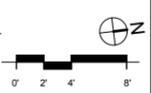


**LEGEND**

- (N) WALL
- (E) WALL TO REMAIN
- DEMO
- 1-HR RATED ASSEMBLY
- 2-HR RATED ASSEMBLY
- AREA OF ADDITION

**SHEET NOTES**

- ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
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CURRENT RELEASE DATE:  
2011.08.18

CURRENT RELEASE SET:  
BUILDING PERMIT &  
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MERGER  
APPLICATION SET

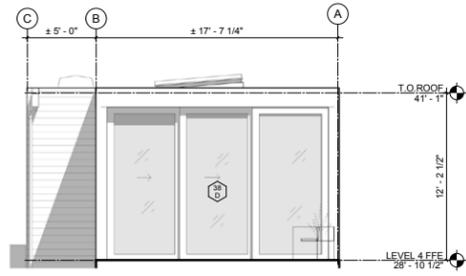
SHEET TITLE  
**PLAN - ROOF**

SCALE  
As indicated

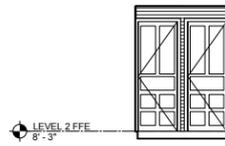
DRAWN BY  
Author

JOB NUMBER  
09-018

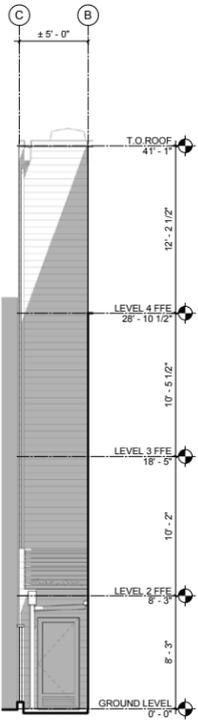
**A2.4**  
SHEETS



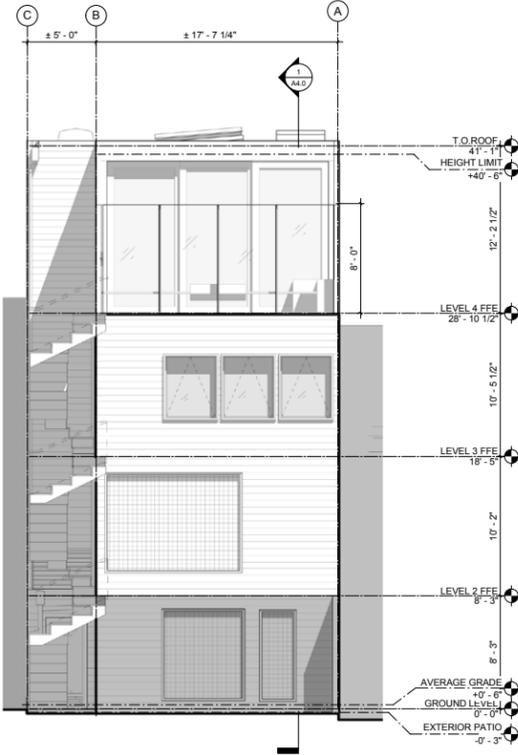
4 EXISTING WEST PARTIAL ELEVATION (NO WORK)  
1/4" = 1'-0"



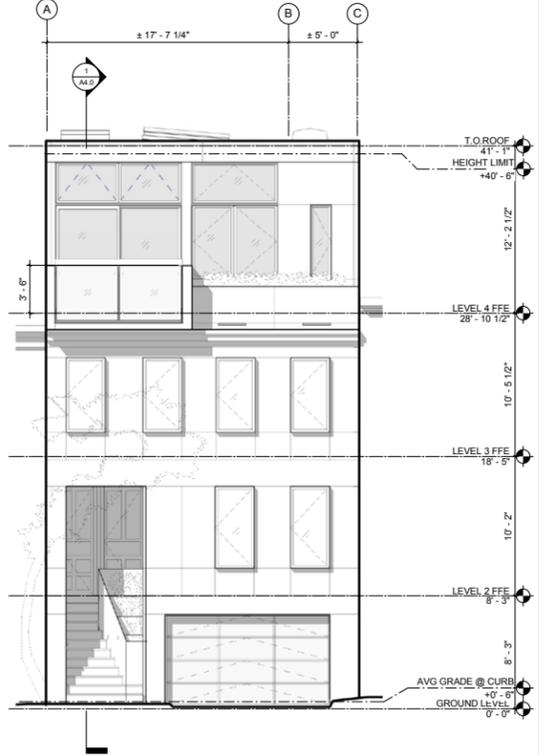
5 EXISTING EAST PARTIAL ELEVATION (NO WORK)  
1/4" = 1'-0"



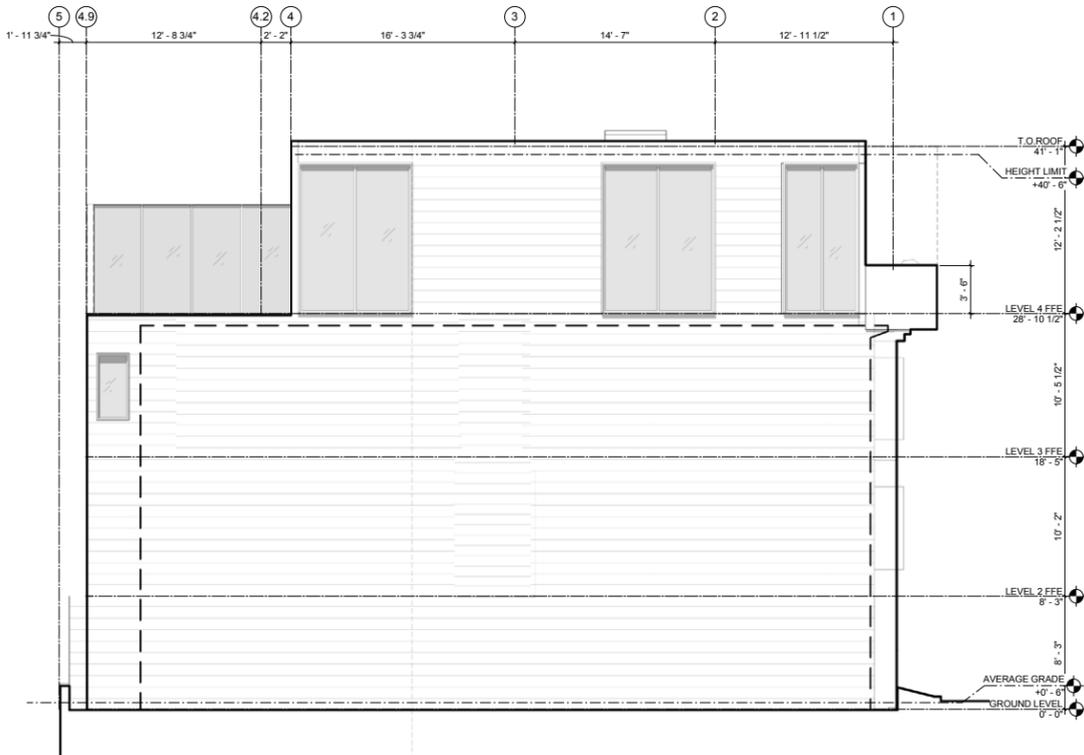
3 EXISTING WEST PARTIAL ELEVATION (NO WORK)  
1/4" = 1'-0"



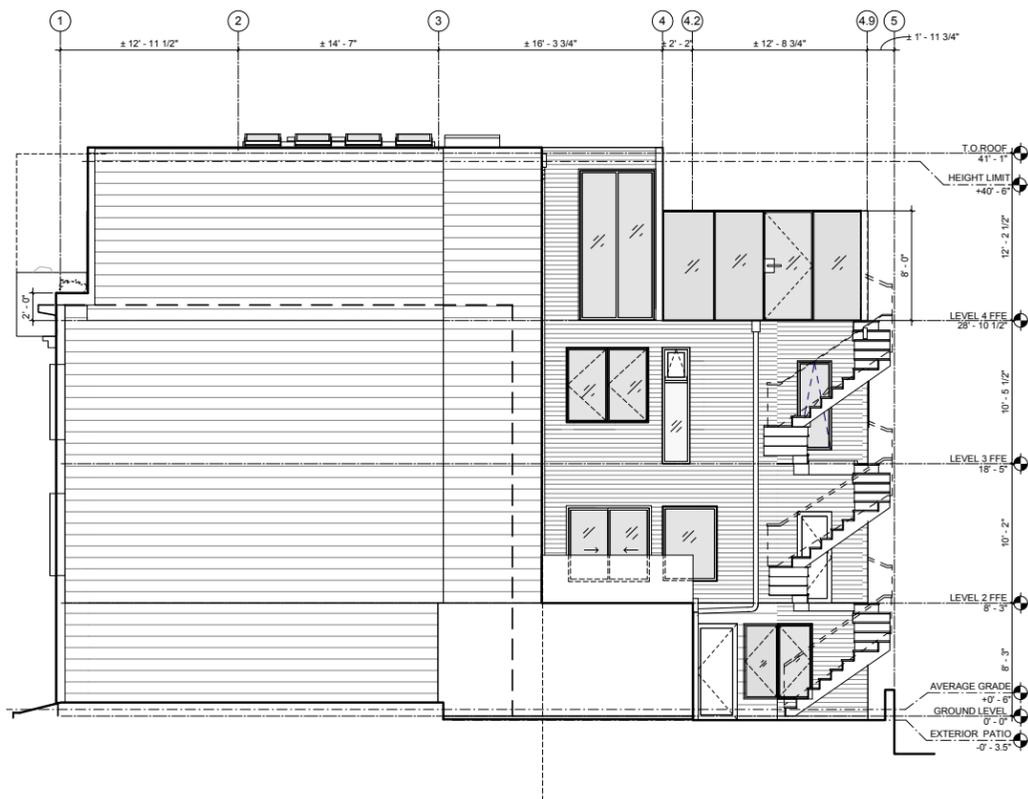
2 EXISTING WEST ELEVATION (REAR) - (NO WORK)  
1/4" = 1'-0"



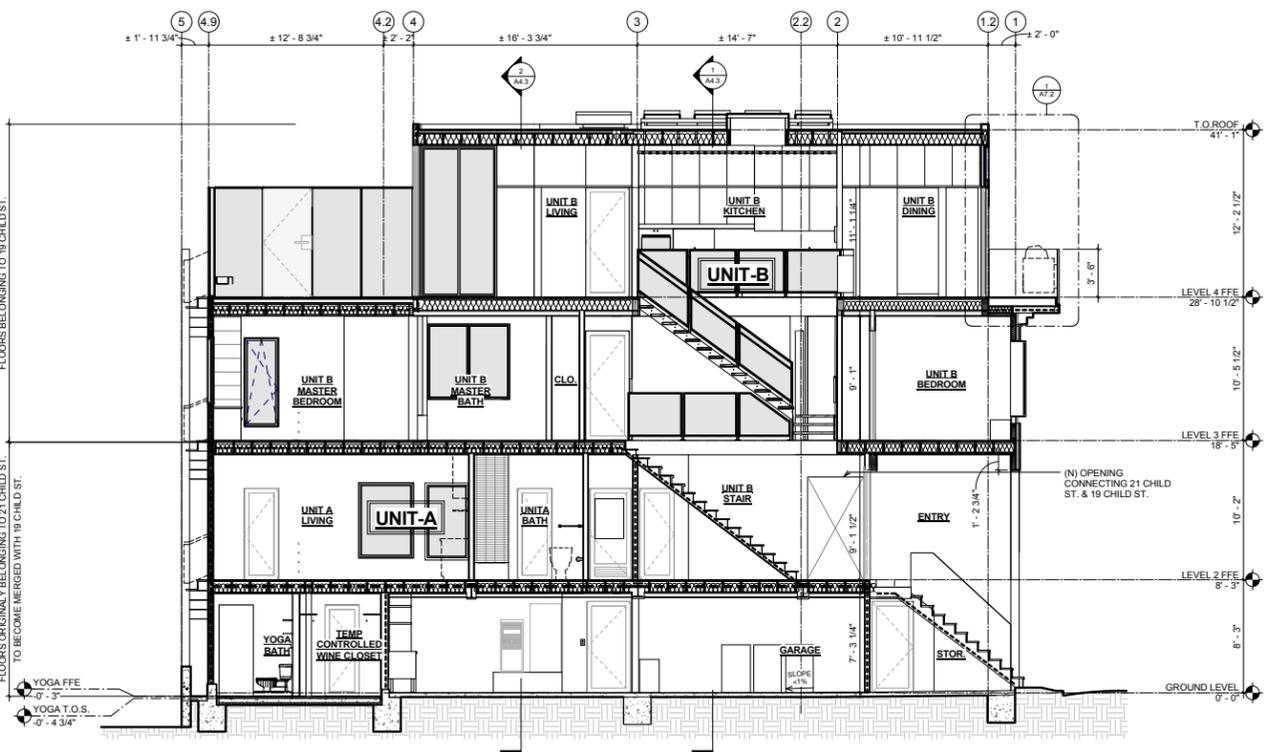
1 EXISTING EAST ELEVATION (FRONT) - (NO WORK)  
1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION (NO WORK)  
1/4" = 1'-0"



1 EXISTING NORTH ELEVATION (NO WORK)  
1/4" = 1'-0"



1 PROPOSED LONGITUDINAL SECTION  
1/4" = 1'-0"

- LEGEND
- 1-HR RATED ASSEMBLY
  - 2-HR RATED ASSEMBLY
  - AREA OF ADDITION