

To: Ms. Lily Yegazu, HPC Planner
cc: Jonas Ionin, Acting Secretary to the San Francisco Historical Preservation
Commission
Date: January 6, 2014
From: Owners and Tenants of 218 Union TIC, San Francisco 94133 (Immediate neighbors to
the east of the 280-284 Condominium Association)

Re: Request for Hearing: ACOA 13.0092 and BPA# 2011.11.17.9101L 0106/063-65
0106/013-280-286 Union Street, San Francisco 94133

ORIGINAL CONDOMINIUM PERMIT HISTORY

280-286 Union is a four (4) (not 3 as reported in plans) story building extensively remodeled and enlarged in height with several unpermitted features. From 1984-87 BPAs 8403425, 8406603, and 840886 were attempted but disallowed. The building was subsequently permitted and finalized under BPA 8601702 and revised under BPA 8606550, the last building foundation footprint with concrete deck over full lot are above grade garage. Neither BPA 8601702 nor 8606550 include mention of a 2nd penthouse stairway and 8601702 marks out east lot line windows, all installed anyway. BPA 8606550 shows the full lot above grade garage, not basement garage. Stucco siding on east wall (9' to 218 Union roofline) is also required by 8606550. While there are designations in original permits as rear yard, **no** rear yard is possible.

BPA 8707964/R-2 was finalized in 1988. Two new roof decks were constructed on the roof at this time. **No building elevations were presented.** A solid 42" firewall along the perimeter of the roof on the east lot line also providing neighbor privacy was included in this plan and raised to 48" during construction. This firewall was demolished without permit in 2010.

Sometime before 2000, the above roof decks were modified and expanded without permit. In 2010, during reroofing all decks and protective railings and walls were removed without permit and not replaced.

The illegal 2nd penthouse (misdrawn in later 2010 lot line window legalization drawings with no adequate elevation presentations) and unpermitted improperly supported chimney box remain.

CURRENT HPC/PLANNING ISSUES

The current ACOA 13.0092 and BPA#2011.11.17.9101L are not minor or in kind revisions to BPA 8707964 and are missing significant factual information related to unlawful demolitions (2010) of the east lot line firewall and illegal deck expansions (1990's). Patrick O'Riordan, Chief SF Building Inspector has acknowledged the non-permitted status of the 2nd penthouse stairway.

NEIGHBORHOOD CONCERNS

As residents of Telegraph Hill and neighbors of 280-286 Union, we object to the processing of the above application and staff recommendations which bypass HPC and neighborhood review.

1. There are substantial factual errors and omissions in BPA 2011.11.17.9101L (“BPA”) and in the ACOA 13.0092 (“ACOA”)

a. BPA is inaccurate and calls the second unpermitted penthouse stairway existing. This is a structure that could never be permitted without variance because it exceeds height limitations in the Telegraph Hill Historic District. **It is 54’ in height.** It blocks natural views of Telegraph Hill and Coit Tower from Upper and Lower Calhoun Terrace. (See Photos #1 and #6)

Photos #14 and #15 misrepresent and show the position of the subject building as several blocks south (@ Vallejo and Montgomery instead of at the actual location. These photos show a more benign relationship in topography to Coit Tower.

b. ACOA fails to address the actual impact of fire, light and privacy concerns of the seven unit 218 Union apartments and other neighbors who along with Planning **favor protection of iconic views like Coit Tower from public streets and right of ways.**

c. ACOA fails to explain the history of permitted and non-permitted construction and unlawful demolitions at 280-286 Union. Additional note: **All materials demolished without permit were in condition that should have been recycled and violate SF Ordinance No. 27-06 (July 1, 2006-effective date.)** See ACOA Attachment #5-Photos of Old Roof Deck **with many illegal and non-code compliant features.**

d. BPA is not an in-kind replacement. As seen in 2010 aerial DBI photos, changes without permit by 280 Union deck enlargement and other enhancements need correction. This permit with its major modification to the 21 ft lot line firewall-48” as built and then demolished and position of new decking and heights of walls and their composition are **substantial new elements requiring HPC oversight.**

e. The *as built* and perhaps permitted height of 280-286 Union is **46 ft** in a max height 40 ft district. There are no elevations, as should be required, in applicant’s roof deck plans, and 218 Union requests of Planning and DBI for height verification have been ignored.

f. Contrary to Roof Plans presented by the applicant, all structures to be built are **outside the buildable area** because of excess building height—**elevations purposely not shown** and improper identification of rear deck over 10-14’ above grade garage, which limits buildable area to 45%. **This garage is not a basement garage.**

2. In addition to the complex issues raised above, there is also evidence of abuse of discretion on the part of Planning employees Tim Frye and Kimberley Durandet, specifically related to *buildable area issues commonplace in the SF Planning process*.

a. The applicant's BPA identifies a 'rear yard', which in fact is a rear deck built 10 feet over a fully above grade garage which extends to the rear property line. Section 136 of the Planning Code specifically provides that no garage shall occupy any area within the rear 15 feet of the depth of the lot. This should clearly limit buildable area.

b. E-mail requests from 218 Union owners to respond to these issues with Kimberley Durandet were left unanswered and a meeting with her was refused saying only that she had put enough time in the matter. Requests to Tim Frye for a review of hard copy plans and a meeting by 218 owners seeking to verify height and buildable area issues at 280-286 Union was also refused. Frye provided the excuse that hardcopy retrieval was the responsibility of DBI.

c. The owners of 218 Union have spent 25 hours researching these plans on file on microfiche, but hard copy plans to facilitate a meeting with DBI and Planning are unavailable to them.

d. Clinton Choy testified at the May 14, 2013 Director's Hearing that Kimberley Durandet and Joseph Duffy had met him recently at the Public Information Counter to move BPA along. We believe misleading information was provided to counter staff. (BPA had been held up since November, 2011, because of buildable area and other concerns.)

FOR HPC CONSIDERATION

Any new construction changes from demolitions, earlier permits, and additions to illegal construction require detailed and accurate presentation to Telegraph Hill neighbors. All **elevations and actual grade**, detailed drawings showing full lot garage (as per BPA #8606550) as Ground Floor with a concrete engineered **roof deck over garage to the back fencing**, not a 15' on grade rear yard as misrepresented in the current plans presented to Planning by applicants, and a thorough review by the HPC and legal staff for accuracy and correctness of all Planning issues related to this building—should occur for this presentation to be complete.

Planning Staff has been less than attentive to the complex irregularities of the permit history and existing permitted and unpermitted features of 280-286 Union. The presentation by the applicant and the analysis of the ACOA and its related permit application by staff contradicts the Planning Code related to buildable area and height restrictions and impacts sight lines of the Telegraph Hill and Coit Tower.

218 Union Apt. Building Manager Teresa Votruba, financial manager John Votruba, and Duane Frisbie are available to provide additional information. Contact information: 415-834-0508.

Thank you for your consideration of this request for a hearing.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness ADMINISTRATIVE ACOA 13.0092

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 18, 2013
Case No.: 2013.1478A
Permit Application No.: 2011.11.17.9101L
Project Address: 280-284 UNION STREET
Historic Landmark: Telegraph Hill Landmark District
Zoning: RH-3 (Residential, House, Three-Family)
 40-X Height and Bulk District
Block/Lot: 0106 / 063-065
Project Sponsor: Clint Choy
 280 Union Street
 San Francisco, CA 94133
Staff Contact Lily Yegazu - (415) 575-9076
lily.yegazu@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
tim.frye@sfgov.org

This is to notify you that pursuant to the process and procedures adopted by the Historic Preservation Commission (“HPC”) in Motion No. 0181 and authorized by Section 1006.2 of the Planning Code, the scope of work identified in this Administrative Certificate of Appropriateness for **280-284 Union Street** has been delegated to the Department. The Department grants **APPROVAL** in conformance with the architectural plans and specifications labeled Exhibit A on file in the docket for Case No. **2013.1478A**.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review pursuant to CEQA Guideline Section 15301 (Class 1 - Minor alteration of existing facilities with negligible or no expansion of use) because the project is an alteration of an existing structure and meets the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

PROJECT DESCRIPTION

The proposed scope of work includes the re-installation of two roof deck areas located at the front and rear portion of the roof, that were previously removed to perform maintenance work on the existing roof. The new decks, railings enclosing the decks and walkways and access gates will be reinstalled at the same locations as the previous decks, wood railings and access gates. Specifically, the front roof deck will be set back approximately 1-foot, 6-inches and the rear roof deck will be set back approximately 34-feet, 8-inches from the front building wall. The front deck will be enclosed by the existing 40-inch high

parapet wall along the front with a new steel post and cable rail enclosure attached to the side of the parapet wall to meet the minimum railing height of 42-inches. In addition, the previously removed parapet wall along the east side property line (starting at the southeast corner of the building and extending 16-feet, 0.25-inches towards the back) will be replaced with a new 30-inches high, 1 hour rated parapet wall clad to match existing. Similar to the front parapet wall, a new steel post and cable rail enclosure will be attached to the side of the new parapet wall to bring it to 42-inches in height. Both decks will be accessed by an existing stair penthouse. The two deck areas will be mounted on a flat roof and will not be visible from the public right-of-way.

FINDINGS

This work complies with the following requirements:

1. Compliance with the Secretary of the Interior's Standards for Rehabilitation and consistent with the architectural character of the landmark property, as set forth in the Telegraph Hill Landmark District designation report:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will retain the existing residential use of the property. The continued use requires no changes to the landmark district's distinctive qualities.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project will not detract from the historic character of the landmark district. As the decks will be installed on a flat roof behind a 40-inch tall parapet wall along the front and 30-inch tall parapet along the side, the installation will not be visible from the public right-of-way. Moreover, the steel post and cable enclosures will be minimally visible from the public right-of-way since the enclosures are attached to the inside of the existing parapet walls providing a minimum of 1-foot setback from the face of the parapet wall. The nearest metal railings are located 16-feet, 0.25-inches from the front of the building and will not be visible from the public right-of-way.

Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The proposed project will not affect any original distinctive materials, features, finishes, and construction techniques that characterize the landmark district. The existing roof cladding that will be affected by the

installation of the roof decks, railing enclosure and parapet walls is not historic fabric.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project will not detract from the historic character of the landmark district. The work will be limited to the non-visible flat roof portion of the building, which contains no character-defining features. The deck and railing will be contemporary in appearance and will be easily differentiated as a new addition within the landmark district. The new railing enclosures and access gates are compatible with the character of the existing landmark district in that they are setback from the front and east side of the building to minimize their view from the public right-of-way. The new parapet wall will be finished with horizontal wood siding, matching that on the existing building and also found in the district. The proposed work meets the guidelines established by Appendix G of Article 10 of the San Francisco Planning Code.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The essential form and integrity of the subject property or landmark district will be unimpaired if the proposed deck were removed at a future date.

2. **General Plan Compliance.** The proposed Administrative Certificate of Appropriateness, on balance, is consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE,

CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for an Administrative Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark district for the future enjoyment and education of San Francisco residents and visitors.

3. **Prop M Findings.** The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

a. The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will have no adverse effect on the neighborhood-serving aspects of the building.

b. The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark district in conformance with the requirements set forth in HPC Motion No. 0181 and the Secretary of the Interior's Standards.

c. The City's supply of affordable housing will be preserved and enhanced:

The proposed project will have no adverse effect on the City's supply of affordable housing.

d. The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- e. A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not affect the City's diverse economic base and will not displace any business sectors due to commercial office development.

- f. The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed project. Any construction or alteration associated would be executed in compliance with all applicable construction and safety measures.

- g. That landmark and historic buildings will be preserved.

The proposed project respects the character-defining features of the landmark district and is in conformance with the requirements set forth in HPC Motion No. 0181 and the Secretary of the Interior's Standards.

- h. Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed Administrative Certificate of Appropriateness will not impact the City's parks and open space.

For these reasons, the above-cited work is consistent with the intent and requirements outlined in HPC Motion No. 0181 and will not be detrimental to the subject building.

REQUEST FOR HEARING: If you have substantial reason to believe that there was an error in the issuance of this Administrative Certificate of Appropriateness, or abuse of discretion on the part of the Planning Department, you may file for a Request for Hearing with the Historic Preservation Commission within 20 days of the date of this letter. Should you have any questions about the contents of this letter, please contact the Planning Department at 1650 Mission Street, 4th Floor or call 415-575-9121.

cc: Historic Preservation Commission, 1650 Mission Street, Suite 400, San Francisco, CA 94103
San Francisco Architectural Heritage, 2007 Franklin Street, San Francisco, CA 94109
Sue Hestor, Attorney, 870 Market Street, San Francisco, CA 94102
Nancy Shanahan, Planning & Zoning Committee, Telegraph Hill Dwellers, 224 Filbert Street, San Francisco, CA 94133

Attachments

1. Permit Application
2. Parcel map
3. Sanborn Map
4. Neighborhood Photos
5. Photos of Previous deck
6. Original Permit Plans – 8707464/R-2
7. Order of Abatement
8. Plans of proposed construction

CASE NUMBER:
For Staff Use only

APPLICATION FOR Administrative Certificate of Appropriateness

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Clinton Choy, Bushra Khan, Monica Reina-Kadner, Noah Kadner	
PROPERTY OWNER'S ADDRESS: 280-284 Union Street, San Francisco, CA 94133	TELEPHONE: (415) 788-7057 EMAIL: cpchoy@gmail.com

APPLICANT'S NAME: 280 Union Condo Association Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: C/O 284 Union Street, San Francisco, CA 94133	TELEPHONE: (415) 788-7057 EMAIL: cpchoy@gmail.com

CONTACT FOR PROJECT INFORMATION: Clinto Choy Same as Above <input type="checkbox"/>	
CONTACT PERSON'S ADDRESS: 284 Union Street, San Francisco, CA 94133	TELEPHONE: (415) 788-7057 EMAIL: cpchoy@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 280-284 Union Street, San Francisco, CA	ZIP CODE: 94133
CROSS STREETS: Calhoun Ter	

ASSESSORS BLOCK/LOT: 0106 / 063	LOT DIMENSIONS: 70ftX25ft	LOT AREA (SQ FT): 1750 Sqft	ZONING DISTRICT: RH-3	HEIGHT/BULK DISTRICT: 40-X
ARTICLE 10 LANDMARK NUMBER: N/A			HISTORIC DISTRICT: Telegraph Hill	

3. Project Description

"In-Kind" Replacement of Existing Roof Deck and Hand Rails As Per Approved Permit Application # 87607964/R-2

Building Permit Application No. 20111179101

Date Filed: 11/17/2011

Findings of Compliance with Preservation Standards

FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS		YES	NO	N/A
1	Is the property being used as it was historically?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular the *Guidelines for Rehabilitation* and will retain character-defining features of the building and/or district:

There is no change in use or additions to the property and materials used will be in keeping with the building and neighborhood.

Estimated Construction Costs

TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION: <i>RH-3</i>	
BUILDING TYPE: <i>TYPE V-B</i>	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: <i>486 OF NEW DECKING TO REPLACE EXISTING DECKING "IN-KIND"</i>	BY PROPOSED USES: <i>ROOF DECK OF FIRE CODE UPGRADES</i>
ESTIMATED CONSTRUCTION COST: <i>\$12,000</i>	
ESTIMATE PREPARED BY: <i>KOTAS / PANTAGLIONI ARCHITECTS</i>	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: *[Handwritten Signature]*

Date: *8.7.13*

Print name, and indicate whether owner, or authorized agent:

CLINTON P. CHOI
Owner / Authorized Agent (circle one)

Administrative Certificate of Appropriateness Application Submittal Checklist

The intent of this application is to provide the Historic Preservation Commission and Preservation Staff with sufficient information to understand and review the proposal. Receipt of the application and the accompanying materials by the Planning Department shall only serve the purpose of establishing a Planning Department file for the proposed project. After the file is established, Preservation Staff will review the application to determine whether the application is complete or whether additional information is required. Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	ADMINISTRATIVE CERTIFICATE OF APPROPRIATENES
Administrative Certificate of Appropriateness Application, with all blanks completed	<input checked="" type="checkbox"/>
Building Permit Application and related plans	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:
 Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
 Not applicable for all projects. Department staff may require additional materials.

For Department Use Only
 Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
 Call or visit the San Francisco Planning Department

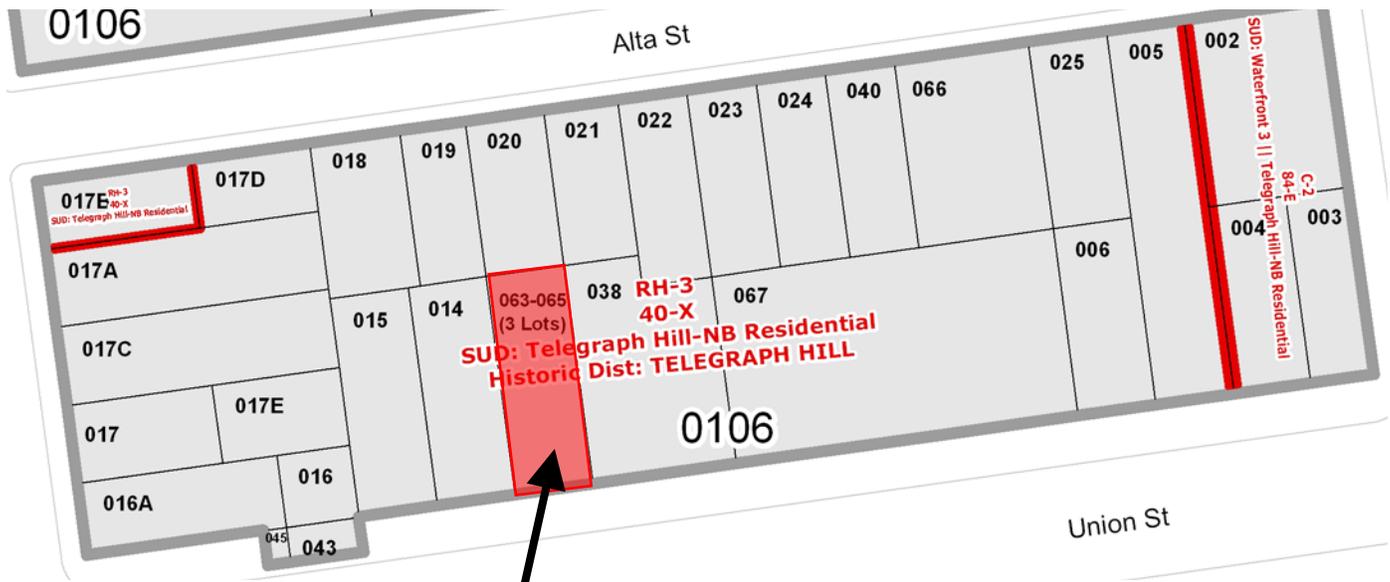
Central Reception
 1650 Mission Street, Suite 400
 San Francisco CA 94103-2479

TEL: **415.558.6378**
 FAX: **415 558-6409**
 WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
 1660 Mission Street, First Floor
 San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
 No appointment is necessary.*

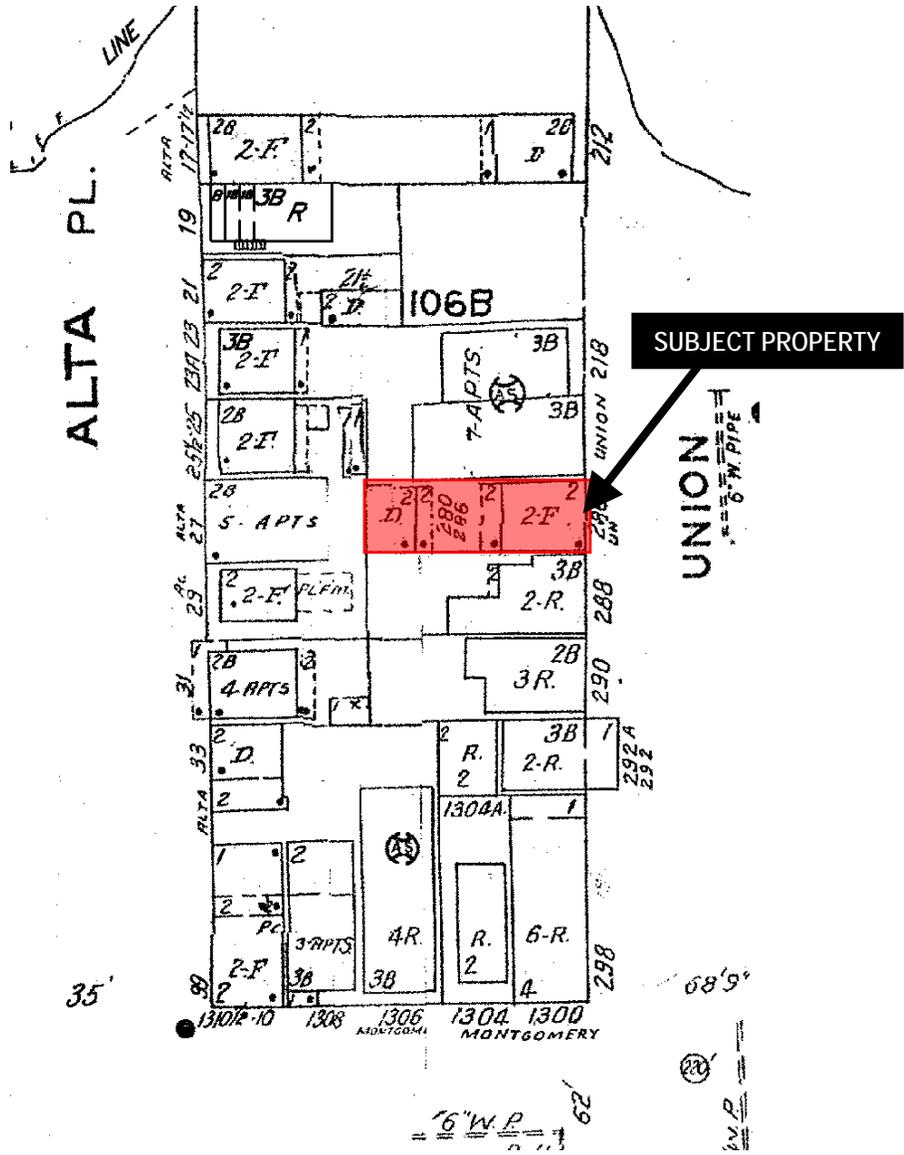
Parcel Map



SUBJECT PROPERTY



Sanborn Map*



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



Aerial Photo

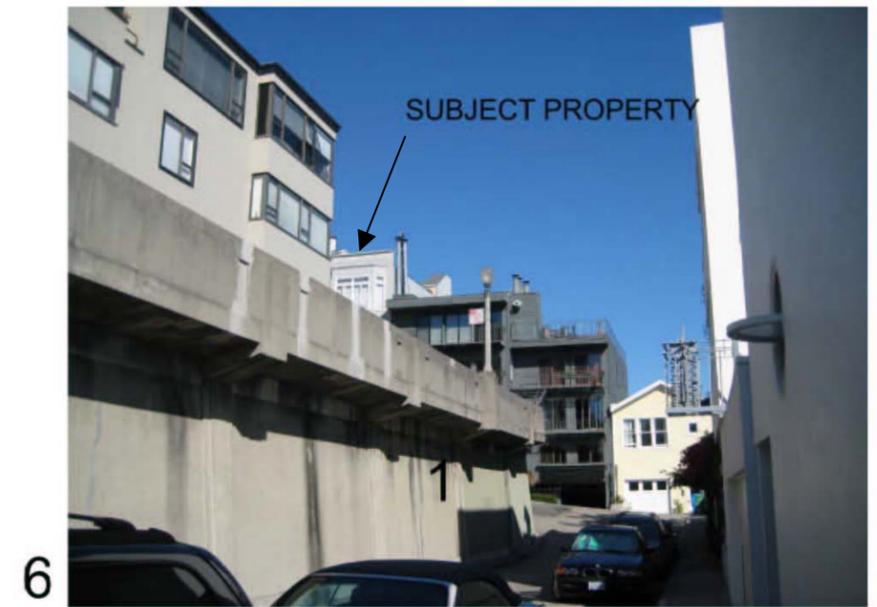


SUBJECT PROPERTY





280 UNION STREET SAN FRANCISCO CA.



10



11



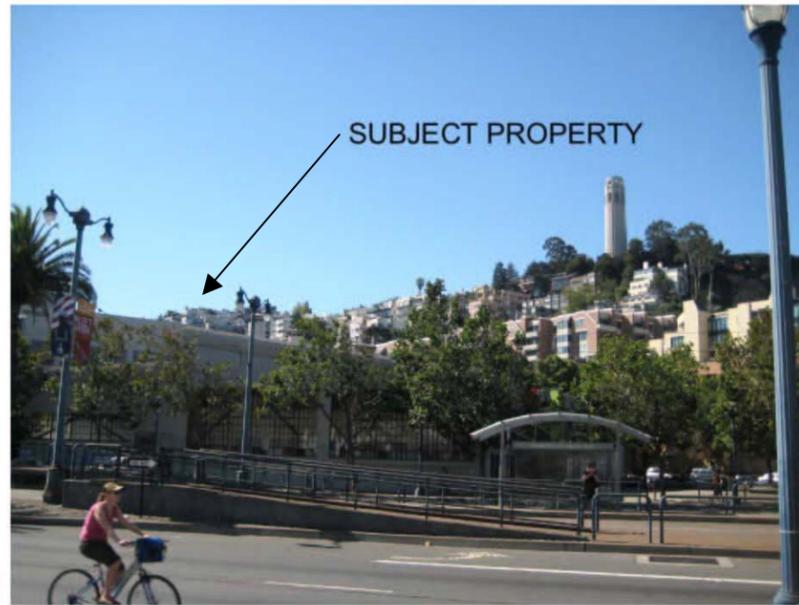
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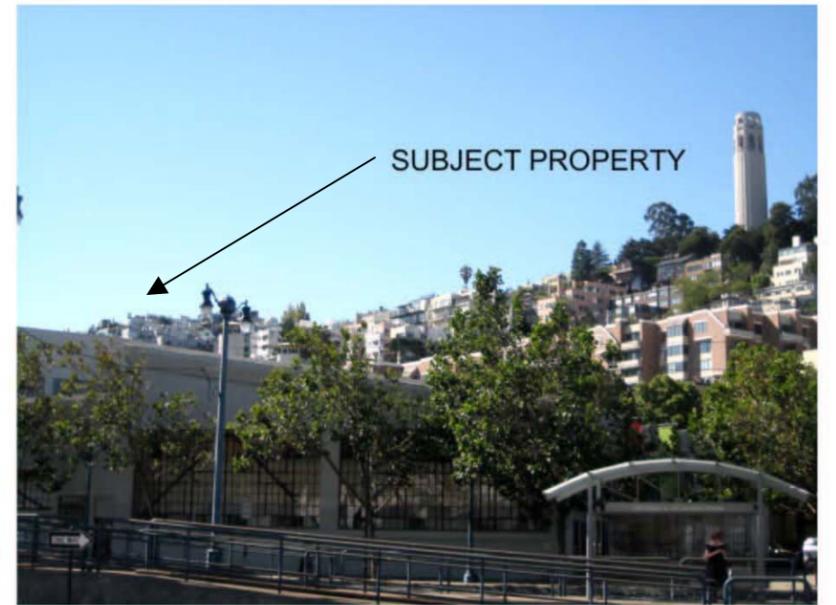
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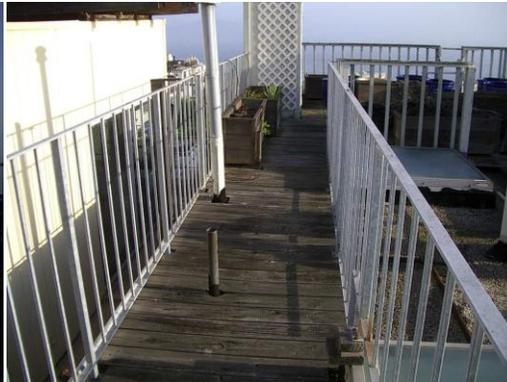
Attachment 5 Photos of Old Roof deck



1 - South Deck Views



2 - Walk Way Views



3 - North Deck Views





Khan Bushra
280 Union Street
San Francisco, CA 94133

Date: June 28, 2013

Property Address: 280 Union Street

Block: 0106 Lot: 065 Seq. 00

Complaint No.: 201049586

Director's Order No.: 105454-A

**INITIAL BILL- Assessment of Costs
Code Enforcement Section**

Dear Property Owner(s):

Our records show that all required work was not completed PRIOR TO THE DIRECTOR'S HEARING AND RECORDATION OF THE ORDER OF ABATEMENT ON THE TITLE OF THIS PROPERTY. THIS RESULTED IN THE ACCRUAL OF AN ASSESSMENT OF COSTS pursuant to Sections 102.2 & 102.16 of the San Francisco Building Code. These code sections require that this Department's cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs "shall be assessed upon the property owner."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is: \$1,114.50

Payment must be by Cashier's Check or money order & must be accompanied by this original letter.

Make all checks payable to: The Department of Building Inspection.
Mailed payments can be sent to:

Assessment of Costs Payment
Department of Building Inspection
Code Enforcement Section
1660 Mission Street, 6th Floor
San Francisco, CA 94103

TO AVOID HAVING A LIEN RECORDED UPON YOUR PROPERTY AND LEVIED ON YOUR NEXT PROPERTY TAX BILL, it is necessary for you to render payment immediately.

Note: The Order of Abatement cannot be removed from the title nor can the complaint against this property be abated, until appropriate permits are issued, inspections are performed to verify correction of violations, final inspection approvals are granted and further accrued Assessments of Costs are paid.

All violations must be abated AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES. All additional time accrued from this billing to the final abatement of your case will be sent to you in a separate and final assessment of costs bill.

Contact the Code Enforcement Division at (415) 558-6454 should you have any questions concerning this matter. Your prompt cooperation on this matter is appreciated.

su
PO:JH:gs

cc: CES File

Very truly yours,

Handwritten signature of Patrick O'Riordan.
Patrick O'Riordan
Chief Building Inspector

Code Enforcement Section
1660 Mission Street, 6th Floor, San Francisco CA 94103
Office (415) 558-6454 – FAX (415) 558-6226 – www.sfdbi.org



ORDER OF ABATEMENT

June 28, 2013

Owner:

**KHAN BUSHRA
280 UNION ST
SAN FRANCISCO CA 94133**

Property Address: 280 UNION ST,

Block: 0106 Lot: 065 Seq: 00
Tract: Case: BWO
Complaint: 201049586

Inspector: Simas

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102.5 & 102.6 ORDER NO. 105454-A
HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE
PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **May 14, 2013** IN ACCORDANCE WITH THE SAN
FRANCISCO BUILDING CODE SECTION 102.4. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE
DIRECTOR. **THE OWNER WAS REPRESENTED.**

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

- (1) 30 DAYS TO OBTAIN PERMIT TO REPLACE GUARDRAILS AT ROOF INCLUDING FINAL INSPECTION APPROVAL.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 105.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 1660 MISSION ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

RECOMMENDED BY:

Patrick O'Riordan
Chief Building Inspector
Phone No. (415) 558-6570
Fax No. (415) 558-6261

APPROVED BY:

Tom C. Hui, S.E., C.B.O., Acting Director
Department of Building Inspection
Fax No. (415) 558-6474

City Information

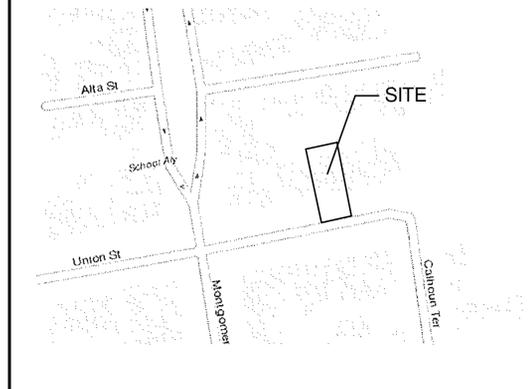
280, 282, 284 UNION STREET
 BLOCK: 0106
 LOT: 065, 064, 063
 ZONING: RH-3
 HT. LIMIT: 40-X
 OCCUPANCY: R1
 CONSTRUCTION: TYPE V-B

BUILDING CODE:
 2010 CALIFORNIA BUILDING CODE (CBC)
 2010 SAN FRANCISCO ADDENDUMS TO CBC
 2010 ENERGY CODE - TITLE 24
 2010 SAN FRANCISCO MECH. & ELEC. CODES
 2010 SAN FRANCISCO FIRE CODES

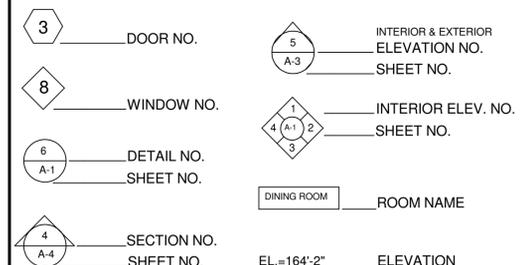
Schedule of Drawings

ARCHITECTURAL
 A1.0 SITE PLAN, CITY INFORMATION: PLA

Vicinity Map



Symbols



Abbreviations

&	AND	FDN.	FOUNDATION	PT.	POINT
<	ANGLE	FIN.	FINISH	PTN.	PARTITION
@	AT	FL.	FLOOR	R.	RISER
▲	CENTERLINE	FLUOR.	FLUORESCENT	R.D.	ROOF DRAIN
∅	DIAMETER OR ROUND	F.O.C.	FACE OF CONCRETE	REF.	REFRIGERATOR
⊘	POUND OR NUMBER	F.O.F.	FACE OF FINISH	REF.	REINFORCED
P	PROPERTY LINE	F.O.C.	FACE OF STUDS	REQ.	REQUIRED
ABV	ABOVE	FTG.	FOOTING	RM.	ROOM
AC	AIR CONDITIONER	FURR.	FURRING	R.O.	ROUGH OPENING
ADJ.	ADJUSTABLE	FUT.	FUTURE	RWD.	REDWOOD
A.F.F.	ABOVE FINISH FLOOR	G.A.	GALVANIZED	R.W.L.	RAIN WATER LEAK
AL.	ALUMINUM	G.D.	GRADE	S.C.	SOLID CORE
APPROX.	APPROXIMATE	GYP.	GYPSPUM	SCHED.	SCHEDULE
ARCH.	ARCHITECTURAL	H.B.	HOSE BIB	SECT.	SECTION
BD.	BOARD	H.C.	HANDICAPPED	SHT.	DRAWING SHEET
BLDG.	BUILDING	H.C.	HOLLOW CORE	SIM.	SIMILAR
BLK.	BLOCK	H.C.	HARDWARE	SPEC.	SPECIFICATION
BLKG.	BLOCKING	HDW.	HARDWOOD	SQ.	SQUARE
BM.	BEAM	HDWD.	HOLLOW METAL	SST.	STAINLESS STEEL
B.W.	BOTTOM OF WALL	HT.	HEIGHT	STD.	STANDARD
CAB.	CABINET	H.M.	HOLLOW METAL	STL.	STEEL
CEM.	CEMENT	HT.	HEIGHT	STOR.	STORAGE
CER.	CERAMIC	HWH.	HOT WATER HEATER	STR.	STRUCTURAL
CLG.	CEILING	INSUL.	INSULATION	SUSP.	SUSPENDED
CL.	CLOSET	INT.	INTERIOR	SYM.	SYMMETRICAL
CLR.	CLEAR	JAN.	JANITOR	S.S.D.	SEE STRUCTURAL
COL.	COLUMN	J.T.	JOINT	T	TREAD
CONC.	CONCRETE	LAM.	LAMINATE	T.B.D.	TO BE DETERMINED
CONT.	CONTINUOUS	LAV.	LAVATORY	T.C.	TO BE SELECTED
CTR.	CENTER	LT.	LIGHT	T.C.	TOP OF CURB
DBL.	DOUBLE	M.A.	MANUFACTURER	TEL.	TELEPHONE
DEPT.	DEPARTMENT	MAX.	MAXIMUM	T&G	TONGUE & GROOVE
D.F.	DRINKING FOUNTAIN	MECH.	MECHANICAL	THK.	THICK
DET.	DETAIL	MEMB.	MEMBRANE	T.P.	TOP OF PAVEMENT
DIA.	DIAMETER	MFR.	MANUFACTURER	T.W.	TOP OF WALL
DIM.	DIMENSION	MIN.	MINIMUM	TYP.	TYPICAL
DN.	DOWN	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE
EQ.	EQUAL	M.O.	MASONRY OPENING	W/O	WITHOUT
EQPT.	EQUIPMENT	MTD.	MOUNTED	W.P.	WATERPROOF
EXP.	EXPANSION	(N)	NEW	WT	WEIGHT
(E)	EXISTING	N.I.C.	NOT IN CONTRACT	W/	WITH
EA.	EACH	NO. OR #	NUMBER	W.C.	WATER CLOSET
EL.	ELEVATION	N.T.S.	NOT TO SCALE	WID	WASHER/DRYER
ELEC.	ELECTRICAL	O.C.	ON CENTER	WD.	WOOD
ELEV.	ELEVATOR	O.D.	OUTSIDE DIAMETER	WDO.	WINDOW
EQ.	EQUAL	P.I.	PITCH	W/O	WITHOUT
EQPT.	EQUIPMENT	PI & T	PITCH & TURN	WP.	WATERPROOF
F.P.	FLOOR PLAN			WT	WEIGHT

General Notes

- ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF BLOCK, U.O.N. VERTICAL DIMENSIONS ARE SHOWN TO TOP OF SLAB, FLOOR JOISTS OR FLOOR FRAMING.
- CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS/CONDITIONS SHOWN IN THESE DRAWINGS.
- MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER PERMITS SHALL BE THE RESPONSIBILITY OF THOSE SUBCONTRACTORS.
- AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION IS TO BE PERFORMED UNDER A SEPARATE PERMIT OBTAINED BY THE FIRE PROTECTION SUBCONTRACTOR. FIRE SPRINKLERS ARE DESIGNED TO BE ZONED BY FLOOR. FIRE ALARM ZONED BY FLOOR AND DEVICE.
- STREET AND SIDEWALK IMPROVEMENTS SHALL BE CONDUCTED UNDER SEPARATE PERMITS.
- CONTRACTOR SHALL REVIEW AND UTILIZE SPECIFICATIONS PROVIDED IN CONJUNCTION WITH THIS SET OF CONSTRUCTION DOCUMENTS. ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS.
- ELEVATOR TO COMPLY WITH CODES SET FORTH IN CHAPTER 30 OF THE UBC. INSTALLATION OF THE ELEVATOR ACCESS HATCH WILL BE IN COMPLIANCE WITH NFPA 72, 1996 EDITION, UNDER SEPARATE PERMIT.
- SHORING AND UNDERPINNING WORK TO BE UNDER SEPARATE PERMITS.
- ALL WORK PERFORMED WILL COMPLY WITH THE AMERICAN DISABILITIES ACT OUTLINED IN SECTIONS 10811 IN THE CBC. SEE SHEET A1.2 FOR STANDARD ACCESSIBILITY DETAILS APPLICABLE THROUGHOUT PROJECT.
- SOUND TRANSMISSION CONTROL TO BE PROVIDED AS REQUIRED BY APPENDIX CHAPTER 35, 1992 SFB (STC AND IIC OF 50 BETWEEN UNITS).
- THE BUILDING SHALL COMPLY WITH VENTILATION REQUIREMENTS. SEE CODE SECTION 1202.2.7

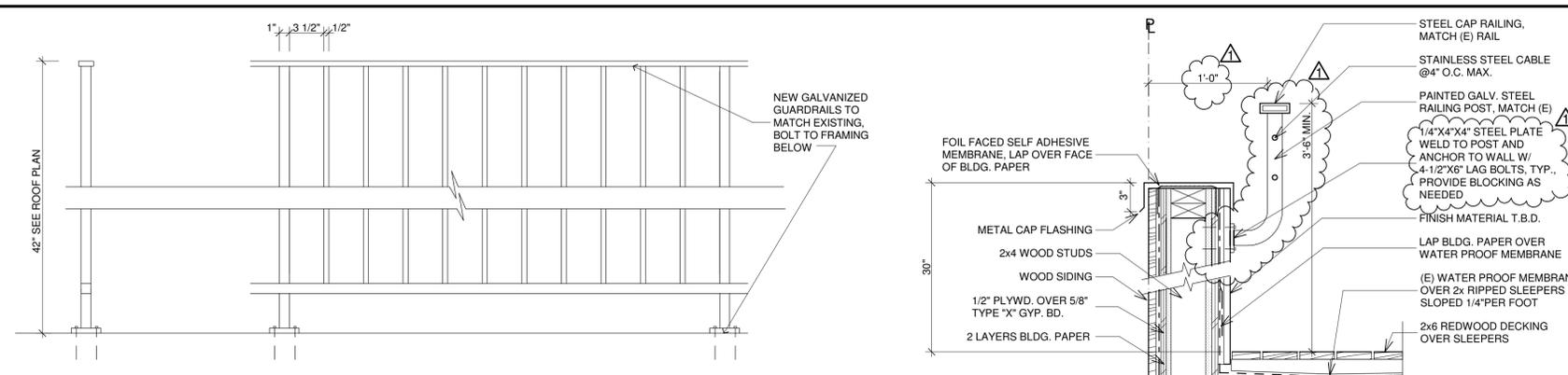
Project Directory

CLIENT
 CLINTON CHOY
 284 UNION STREET
 SAN FRANCISCO, CA 94127
 415-399-9501

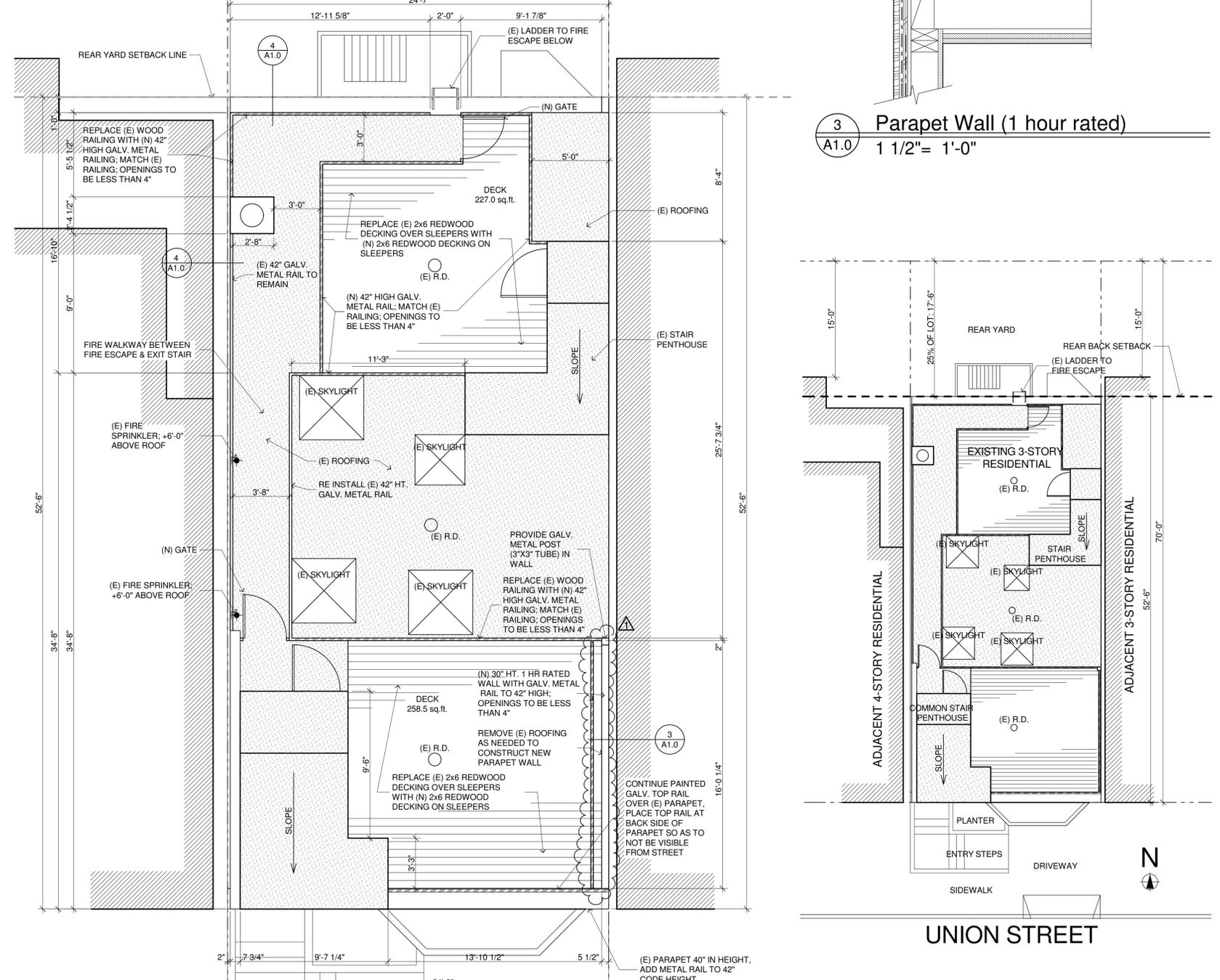
ARCHITECT
 TONY PANTALEONI
 KOTAS/PANTALEONI ARCHITECTS
 70 ZOE STREET, SUITE 200
 SAN FRANCISCO, CA. 94107
 415-495-4051
 415-495-6885 FAX

Scope of Work

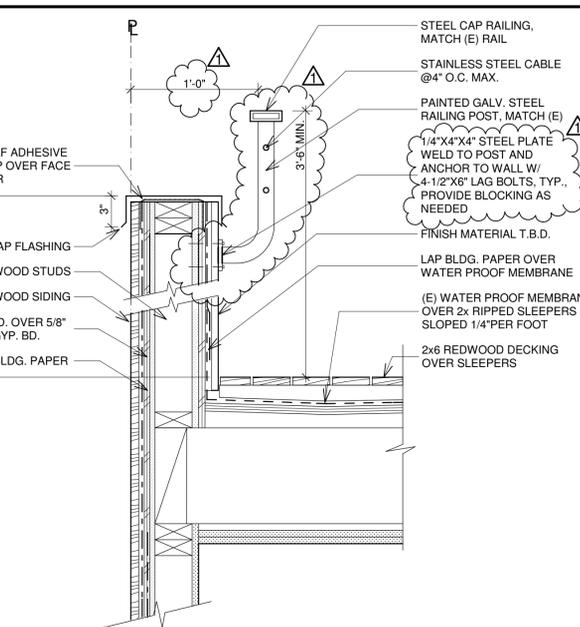
"IN-KIND" REPLACEMENT OF EXISTING ROOF DECKING AND HANDRAILS AS PER APPROVED PERMIT APPLICATION #8707964/R-2



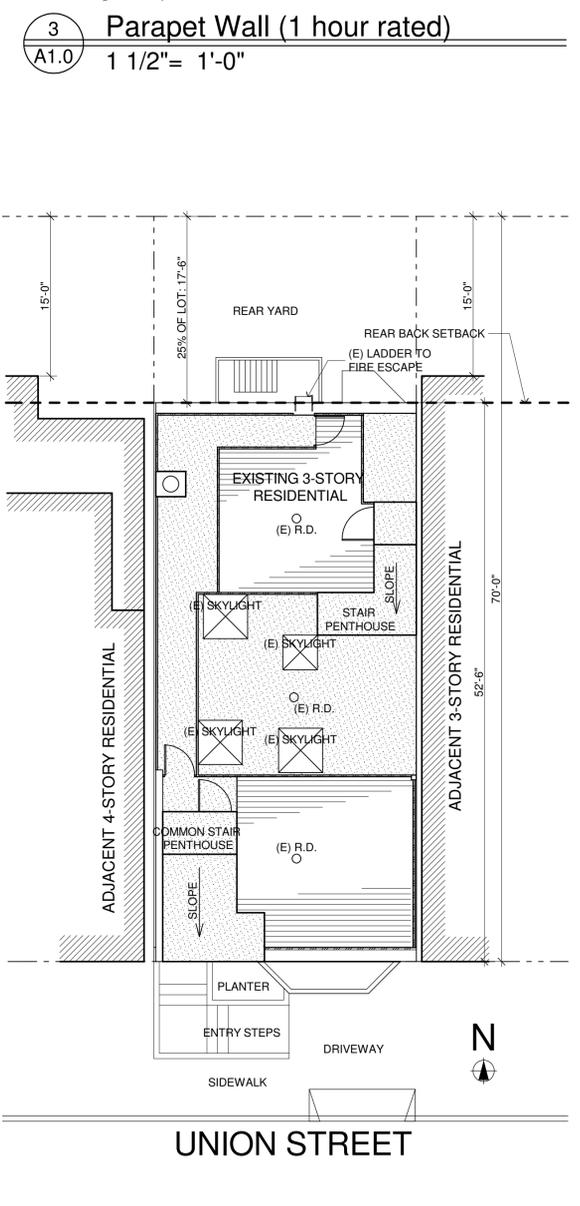
4 Metal Guardrail
 A1.0 1 1/2" = 1'-0"



2 Roof Plan
 A1.0 1/4" = 1'-0"



3 Parapet Wall (1 hour rated)
 A1.0 1 1/2" = 1'-0"



1 Site Plan
 A1.0 1/8" = 1'-0"

Kotas/Pantaleoni Architects
 Anthony A. Pantaleoni
 LEED AP
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 San Francisco, California 94107
 1. 415.495.4051
 1. 415.495.6885

Revisions	By
11.12.13	AJ

ROOF DECK "IN-KIND" REPLACEMENT
280 - 284 UNION STREET
SAN FRANCISCO, CA 94127

Sheet Title:
Site & City info:
 Plans and Detail

Scale:
 As Noted

Date:
 8.2.13

Drawn By:
 MKG

Job Number:

Sheet:
A1.0
 PERMIT SET