



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

January 25, 2018

Ian Reeves
3941 Washington Street
San Francisco, CA 94118
ian@ianreeves.com

Record Number: 2017-016264ZAD
Site Address: 2901 23rd Street
Assessor's Block/Lot: 4207/001
Zoning District: RH-2 (Residential-House, Two Family)
Staff Contact: Michael Christensen, (415) 575-8742 or michael.christensen@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Mr. Reeves:

This letter is in response to your request for a Letter of Determination regarding the property at 2901 23rd Street. This parcel is located in the RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The request is for information on potential uses of the property, specifically the following: whether an Accessory Dwelling Unit (ADU) can be established on the property, whether live/work is a permitted use of the property, whether a commercial use can be re-established on the property, whether a lot split is permitted, and if there are any other potential uses of the property.

Per Planning Code Section 207(c)(4), one ADU may be constructed on the parcel provided the application meets the criteria outlined in this section and obtains approval of any necessary waivers from the Zoning Administrator. Additionally, if a tenant has been evicted pursuant to Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) under a notice of eviction served within 10 years prior to filing the application for a building permit to construct the ADU or if a tenant has been evicted pursuant to Administrative Code Section 37.9(a)(8) under a notice of eviction served within five years prior to filing the application for a building permit to construct the ADU, the Department may not approve an application to add a new ADU to the property until those time requirements are met. A determination of whether a specific ADU configuration may be approved will be made when an application for such configuration is received.

Per Planning Code Section 209.1, live/work is not a permitted use within this zoning district or on the subject property.

The RH-2 Zoning District limits the types of non-residential uses permitted on the subject property. Only very limited types of non-residential uses are allowed in this zoning district (those listed in Planning Code Section 209.1). Based upon information contained with your request, the subject property appears to have contained a non-conforming commercial use; however, any such commercial use ended in 2013.

Pursuant to Planning Code Section 183, a non-conforming use is considered abandoned if it has been discontinued for a continuous period of three years. As such, any legal non-conforming commercial use

Ian Reeves
3941 Washington Street
San Francisco, CA 94118

January 25, 2018
Letter of Determination
2901 23rd Street

of the property has been abandoned. It should be noted that pursuant to Planning Code Section 186(g), limited commercial uses in RH Zoning Districts that have been discontinued or abandoned may be reactivated with Conditional Use Authorization from the Planning Commission. In addition to the findings required by Planning Code Section 303 for Conditional Uses, the Planning Commission shall find that the subject space is located on or below the ground floor and was in commercial or industrial use prior to January 1, 1960 and the proposed commercial use meets all the requirements of Planning Code Section 186 and other relevant code provisions.

Please note that if the subject property has been used, at any time, as a residential use then it may be considered to be an Unauthorized Unit and require Conditional Use Authorization pursuant to Planning Code Section 317 to convert to another use. Per Planning Code Section 317(b)(13), an Unauthorized Unit is defined as follows:

"Unauthorized Unit" shall mean one or more rooms within a building that have been used, without the benefit of a building permit, as a separate and distinct living or sleeping space independent from Residential Units on the same property. "Independent" shall mean that (i) the space has independent access that does not require entering a Residential Unit on the property and (ii) there is no open, visual connection to a Residential Unit on the property.

Planning Code Section 121 sets a minimum lot area for parcels within 125 feet of the intersection of two streets that intersect at an angle of not more than 135 degrees at 1,750 square feet. Assessor records show the existing parcel to be 2,600 square feet in size. As such, the subject lot is not of sufficient size to allow for a Code-compliant lot split.

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

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

cc: Property Owner
Neighborhood Groups
Michael Christensen, Planner

Request For Letter of Determination

Scott Sanchez
Office of the Zoning Administrator
1650 Mission Street, Suite 400
San Francisco, CA 94103

R # 2017-016264 ZAD
CK # 1117 \$ 678.50
R. SUCRE (SU)

Dear Mr. Sanchez,

I am writing to request a review of the possible uses for my property at 2901 23rd Street (Block 4207 Lot 1). This address is not currently listed on the SF Property Information Map. The map only lists 1116 & 1118 Florida Street.

I purchased 2901 23rd Street in 1998 as a 1/3rd SACO (Space Assignment Co-Ownership) TIC interest. I operated my photography business there from 2000 until my retirement in 2013. I have plans to leave San Francisco and I wish to sell the property. I want the new owner to have a clear understanding of what uses are permissible for the building.

2901 23rd Street is a one story wood framed building of approximately 1295 square feet (per Assessors Office Bldg. Card) built in 1906. Also on the same corner lot there are two one bedroom flats (1116 & 1118 Florida Street) built in 1910. The space between the two buildings is infilled with two one car garages. 2901 is independent of and not connected to the Florida Street flats. It has it's own address, water meter, gas and electric service.

2901 has a history of more than a hundred years of commercial use. It was built as a butcher shop and went on to be a building supply center, a construction staging area and office, a community center, a youth center, two recording studios , a photography studio and a book and art dealer's office. During the 60's the Planning Department's policy was to concentrate commercial activity to the main corridors like 24th Street. In 1965, when the property was vacant and deemed to be of low value, the Planning Dept. asked the owners for permission to remove the R-2 Commercial zoning. The owners agreed and the zoning was changed to RH2 (per Assessors Report NC-7 Notice sent 8/30/1967). Records show the building returned to a non conforming commercial use in 1969 and has remained in commercial use since then.

I have approached the Planning Dept. many times over the years in an attempt to re establish the commercial zoning or convert to a live/work or residential status. The response has been that officially the building was considered storage space for the two Florida Street flats. Unofficially non conforming uses were tolerated if there were no complaints. Recently in an over the counter review I have been told (by Edgar) that the

building would qualify for the new ADU program. I filed the screening form for ADU conversion on Jan 27, 2017.

Specifically I would like a written response to the following :

1. Is the building eligible for the ADU program per Ordinance 162-16 ?
2. Is Live/Work possible as a designated use ?
3. Is it possible to re-establish a commercial use and what sorts of uses would be allowable ?
4. Would the Planning Department allow a lot split ?
5. Are there any options I haven't considered?

I have researched this property extensively . Do not hesitate to contact me if I can provide further information.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Ian Reeves', with a horizontal line extending to the right.

Ian Reeves
3941 Washington Street
San Francisco, CA 94118

ian@ianreeves.com
415 992 1230

INDEX OF ATTACHMENTS

1. Mapping
2. Site Map
3. Street Trees
4. Sidewalk Garden
5. Site Photographs
6. SF Planning Property Information Report 09/17/1998
7. Report of Residential Building Record 8/7/1998
8. Metroscan Property Profile 1998
9. Assessors Office Building Card 2901 23rd Street
10. Assessors Office Building Card 1116-1118 Florida Street
11. History of Commercial Use
12. Historic Permits
13. ADU Screening Form 1/27/2017
14. Building Attributes
15. SFPUC water bill 1/6/2017
16. PG&E Energy Statement 1/5/2017 3 pages

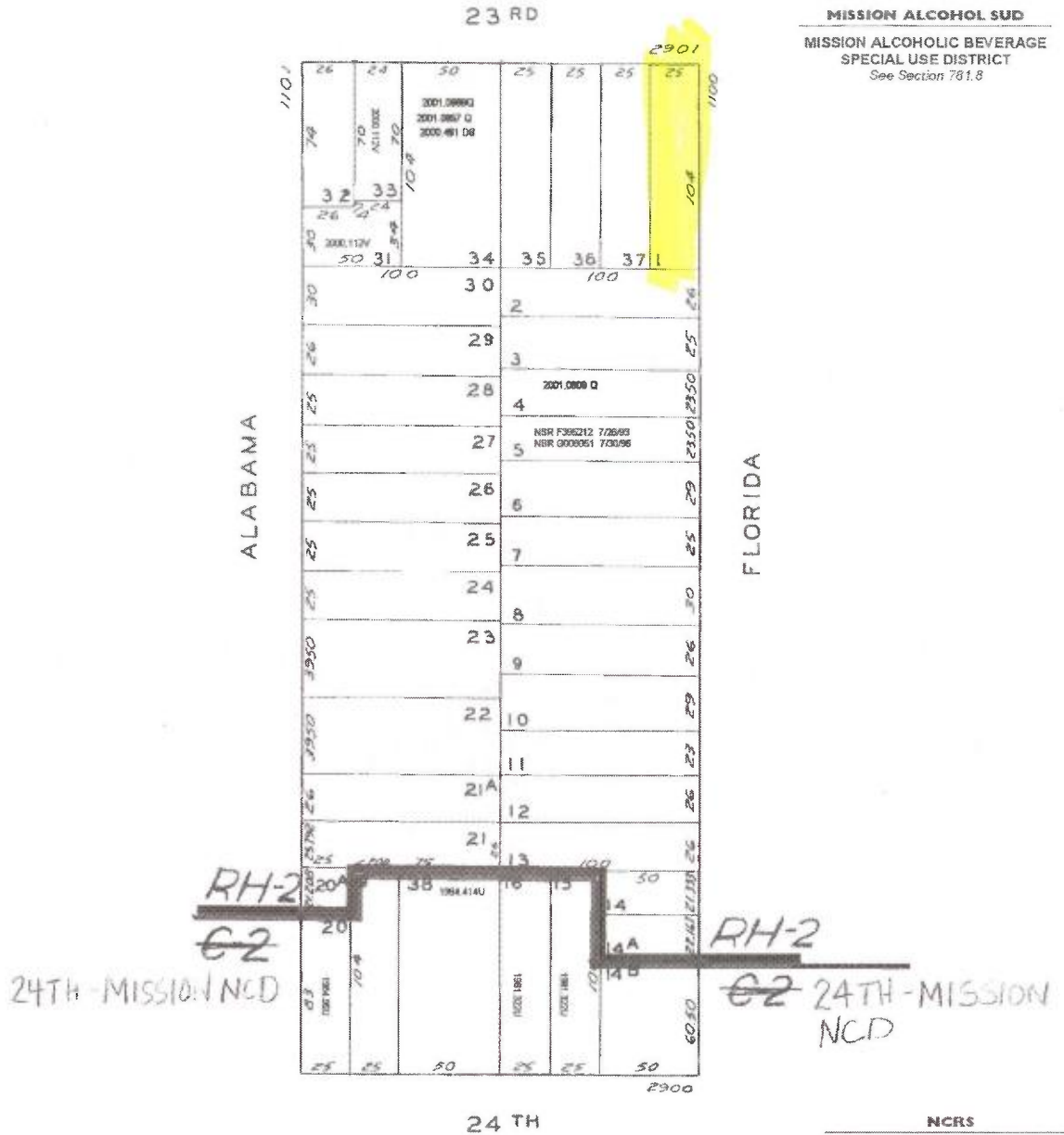
MAPPING



40-X

95 575ETZ: Mission Alcoholic Beverage SUD (whole block)
Ord. #257-96 Effective 7/26/96

MISSION ALCOHOL SUD
MISSION ALCOHOLIC BEVERAGE
SPECIAL USE DISTRICT
See Section 781.8

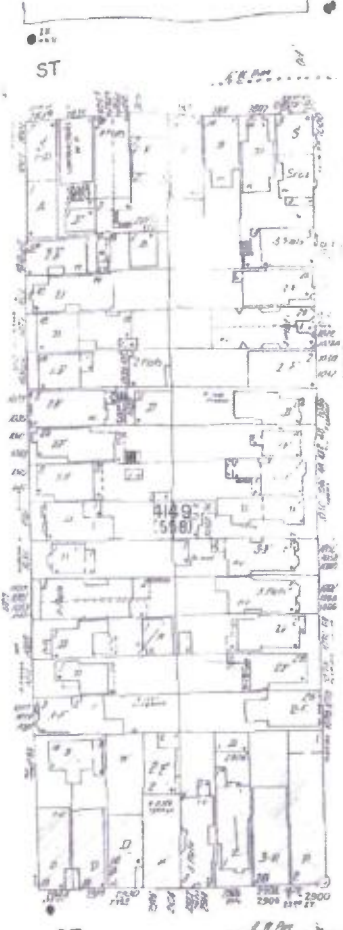
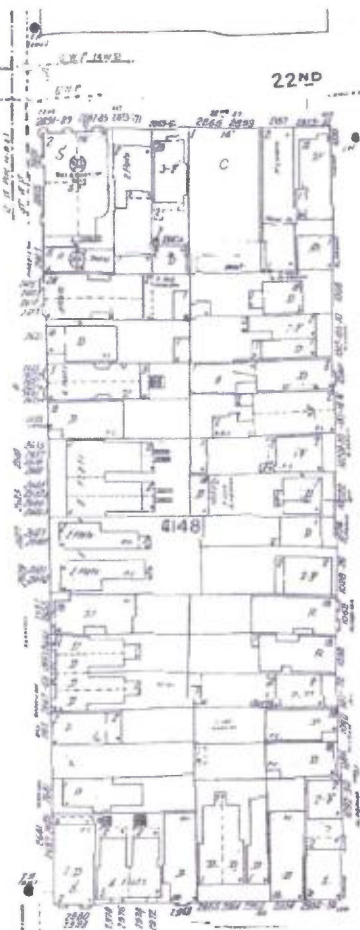


NCRS
NEIGHBORHOOD COMMERCIAL
REZONING STUDY
Dorcas Corbett, 1964-1995ETZ, Zones 1/14/99 3/25/97
Premier, 1994-1995ETZ, Ord 59-97, Code 1/1/97
Field, 1995-1996ETZ, Ord 44-97, Ord 12/98



599

581

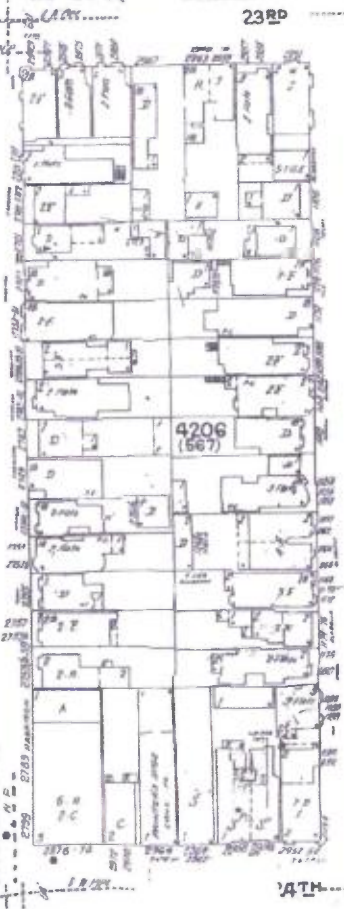


598

60' wide

HARRISON

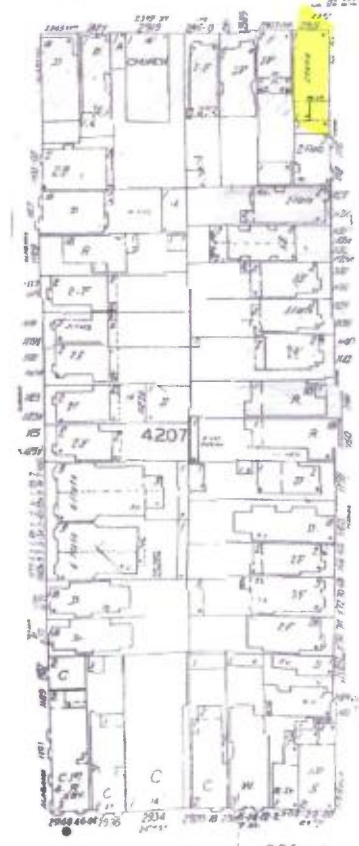
ALABAMA



ST.

600

FLORIDA



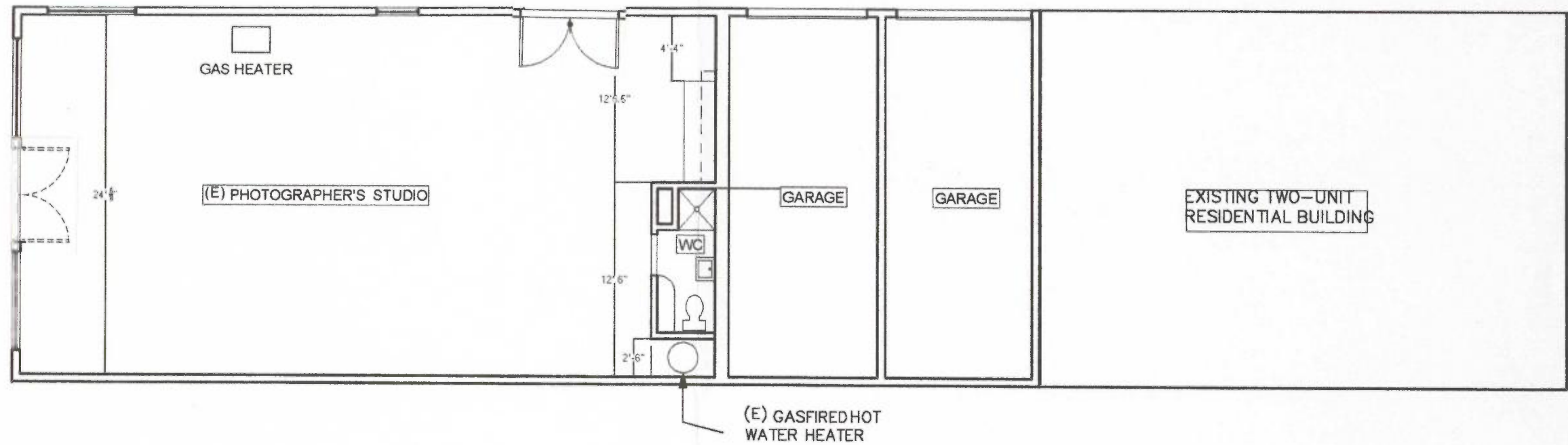
ST.

Scale of Feet

616

FLORIDA STREET

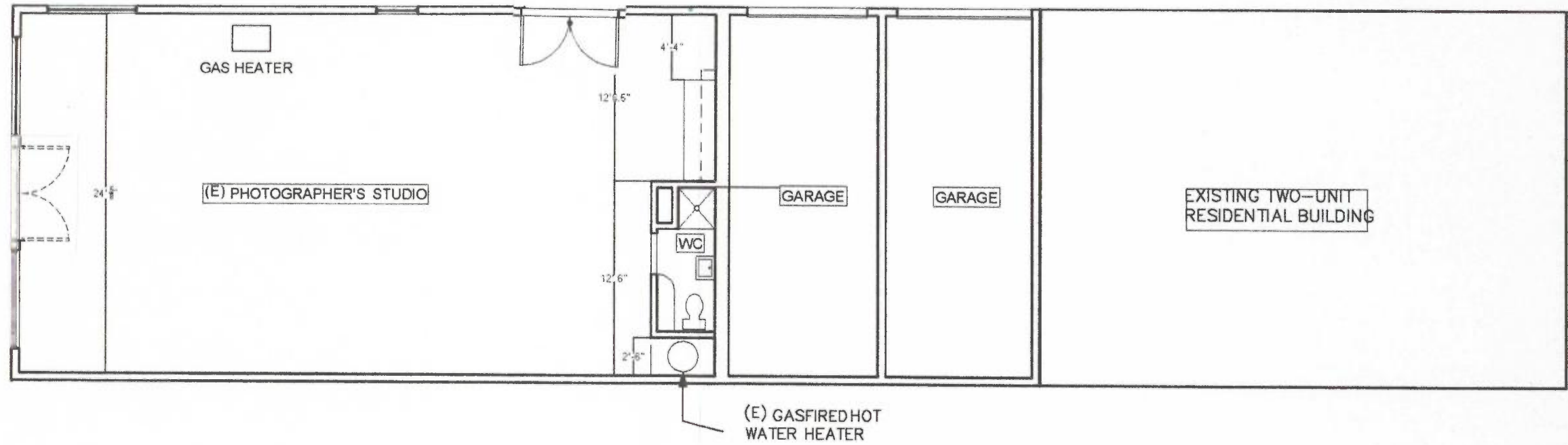
23RD STREET



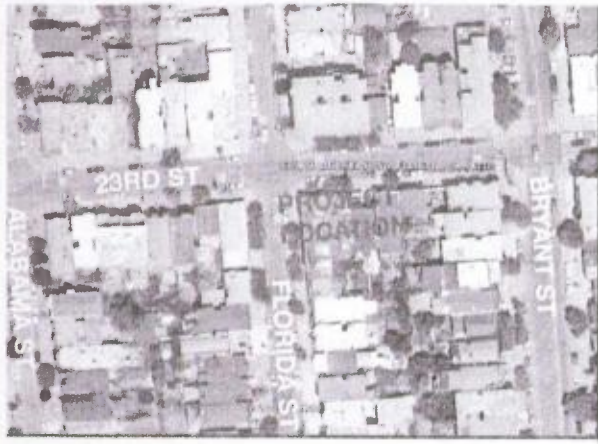
Sheet Information:	
DATE	12.14.17
SCALE	1/8"=1'-0"
JOB NO.	REEVES STUDIO
Sheet Name:	Sheet Number: a1.1

FLORIDA STREET

23RD STREET



Sheet Information:		STREET TREES
DATE	12.14.17	
SCALE	1/8"=1'-0"	
JOB NO.	REEVES STUDIO	
Sheet Name:		Sheet Number: a1.1



1116 FLORIDA STREET, SF, CA 94110

APPROVED

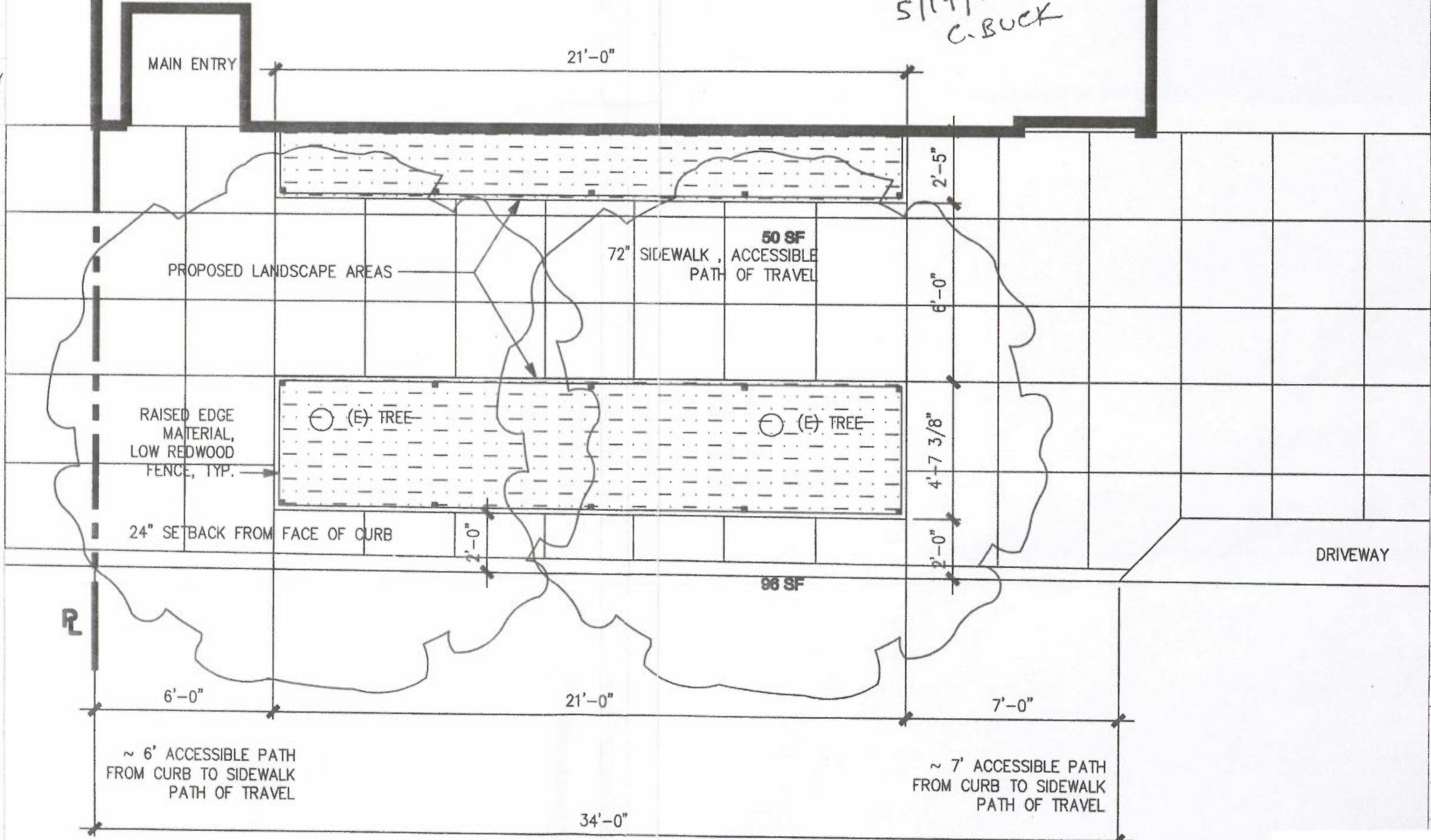
5/19/10
C. BUCK

PROJECT LOCATION

PLANTING SCHEDULE

NAME	SIZE	QTY
California Grape <i>Vitis californica</i> 'Roger's Red'	1G	3
Weather leaf fern <i>Polypodium scolopendri</i>	1G	40
Wild currant <i>Ribes sanguineum</i>	1G	5
Blue Iris <i>Iris douglassi</i>	1G	10
Herba Buena <i>Satureja douglassi</i>	1G	10
Tree plant <i>Scrophularia californica</i>	1G	6

↑
Plant list



3318 20th ST
SF, CA 94110
REBARGROUP.ORG



Project Name:

SIDEWALK LANDSCAPE
1116 FLORIDA STREET
SF, CA 94110

Sheet Name:

PLAN

DATE: 11.18.

DRAWN BY:

NORTH

Sheet Number:

SIDEWALK GARDEN

CORNER OF 23RD ST & FLORIDA LOOKING SOUTH 12/19/2017



CORNER OF 23RD ST & FLORIDA LOOKING SOUTH 12/19/2017



2901 23RD STREET CORNER OF FLORIDA 12/19/2017



2901 23RD STREET LOOKING SOUTHEAST 12/19/2017



2901 23RD ST REAR ENTRY & GARAGES 12/19/2017



1116 & 1118 FLORIDA LOOKING SOUTHWEST 12/19/2017



2901 23RD EAST WALL FROM FLORIDA ST 12/19/2017



1116 & 1118 FLORIDA LOOKING NORTHWEST 12/19/2017



1116 & 1118 FLORIDA LOOKING NORTHWEST 12/19/2017



2901 23RD INTERIOR LOOKING NORTH 12/19/2017



2901 23RD STREET INTERIOR LOOKING SOUTH 12/19/2017



2901 23RD STREET INTERIOR SOUTH WALL 12/19/2017



PROPERTY REPORTS

San Francisco Planning Department
Office of Analysis and Information Systems

PROPERTY INFORMATION REPORT

NC-1
NC-2

Block 4207 Lot 001 Census Tract 229 Census Block 402
Site Address: 1116 - 1118 FLORIDA ST
Site Zip Code: 94110

OWNER

REEVES IAN
2901 23RD ST
SAN FRANCISCO CA

94110

PROPERTY VALUES

Land \$224,912.00
Structure \$208,042.00
Fixture \$0.00
Other \$0.00

Sales Date 09/17/1998
Price \$385,000.00

PHYSICAL CHARACTERISTICS

Lot Frontage 25.00
Lot Depth 104.00
Lot Area 2,600.00
Lot Shape R
Building Sq.Ft. 3,245.00
Basement Sq.Ft. 0.00

Year Built 1909
Stories 2
Assessor Units 3
Bedrooms 0
Bathrooms 3
Rooms 10

Assessor Use FLATS AND DUPLEX

Authorized Use TWO FAMILY DWELLING
Original Use TWO FAMILY DWELLING

PLANNING INFORMATION

Zoning RH-2
Height Limit 40-X
Quadrant SOUTHEAST
Leg. Setback

Planning District 8
SUD MISSION ABC/RUSD
SSD
Redevelopment Area NOT IN RDA PROJECT AREA

Notices of Special Restrictions:

Non-Conforming Uses:

Comments:

PARCEL EVENTS (Special Instructions, Determination Letters, Project Reviews)

Date	Type	Description
02/19/1997	Instruction	Mission Alcoholic Beverage RUSD-No establishment of or expansion of a business selling alcoholic beverages except restaurants
06/27/2001	Instruction	parcel formerly subject to 2001 Mission District Interim Controls (expired 07/07/03)
05/19/2004	Instruction	Eastern Neighborhoods: Housing/Mixed Use Guidelines. Supercedes Motion 16202.



**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION**

1660 Mission Street, San Francisco CA 94103

Report of Residential Building Record
(Article 3.5 Housing Code Ordinance No. 96-69)
Residential Requirement Report Division
(415) 558-6081

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Department of Planning and the Department of Building Inspection.

Address of Building **1116 1118 FLORIDA ST**

Block **4207**

Lot **001**

Other Addresses


- 1. A. Present authorized Occupancy or use: **TWO FAMILY DWELLING**
- B. Is this building classified as a condominium? Yes No
- C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No
- 2. Zoning district in which located: **RH-2** 3. Building Code Occupancy Classification: **R3**
- 4. Do Department of City Planning Records show an expiration date for any non-conforming use of this property? Yes No
If Yes, what date? **The zoning for this property may have changed. Call City Planning, (415) 558-6377, for the current status.**
- 5. Building Construction Date: **1909**
- 6. Original Occupancy or Use: **TWO FAMILY DWELLING**
- 7. Construction, conversion or alternation permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
27435	27435	07-JAN-10	NEW CONSTRUCTION	N
8601669	543608	13-FEB-86	REPAIR BACK STAIRS & DRY ROT REPAIR	X
8602397	544391	04-MAR-86	REPAIR BACK STAIRS & DRY ROT REPAIR	X

- 8. A. Is this property within a project area for which a redevelopment plan has been approved by the Board of Supervisors? Yes No
- B. Is this property within a or does it abut upon the right-of-way of a freeway route which has been adopted by the California State Highway Commission and approved by the Board of Supervisors? Yes No
- C. Does the property abut upon a street to be widened pursuant to action of the Board of Supervisors? Yes No
- D. Is this property a conservation area? Yes No
- 9. A. Is there an active Franchise Tax Board Referral on file? Yes No
- B. Is this property currently under abatement proceedings for code violations? Yes No
- 10. Number of structures on property? **1** 11. Is Building in Fire Zones? Yes No
- 12. A. Has energy inspection been completed? Yes No B. If yes, has a proof of compliance been issued? Yes No

Teresa J. Hansell, Manager, Central Permit Bureau

Date of Issuance: 07-AUG-98
Date of Expiration: 07-AUG-99
By: CATHERINE L. BYRD
Report No: 199808047770


Frank Y. Chiu, Director,
Dept of Building Inspection

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

= METROSCAN PROPERTY PROFILE =
San Francisco County

=====

OWNERSHIP INFORMATION

=====

Parcel Number: 4207 001
Owner : WEINTRAUB AARON & BENNETT ANNE P ET AL
CoOwner : RUTHERFORD ROY C
Site Address : 1116-1118 FLORIDA ST SAN FRANCISCO 94110
Mail Address : PO BOX 49 YORKVILLE CA 95494
Telephone : Owner Tenant

=====

SALES AND LOAN INFORMATION

=====

Transferred	: 10/28/93	Loan Amount	:
Document #	: F994-0371	Lender	:
Sale Price	:	Loan Type	:
Deed Type	:	Interest Rate	:
Vesting Type	:	% Owned	: 100

=====

ASSESSMENT AND TAX INFORMATION

=====

Land	:\$85,162	Exempt Type	:
Structure	:\$112,895	Exempt Amount	:
Other	:	Tax Rate Area	: 1000
Total	:\$198,057	97-98 Taxes	:\$2,399.06
% Improved	: 57		

=====

PROPERTY DESCRIPTION

=====

Map Grid : 10 D3
Census : Tract 229.00 Block 4
Zoning : RH-2 RESIDENTIAL, TWO FAMILY
Zone Restr:
Land Use : F RES, FLAT OR DUPLEX

=====

PROPERTY CHARACTERISTICS

=====

Total Rooms	: 10	Lot Acres	: .06	Bldg SqFt	: 3,245
Bedrooms	:	Lot SqFt	: 2,600	Bldg Hght Lim	: 40-X
Bathrooms	: 3.00	Lot Frontage	: 25	Bldg Dpth Lim	:
Fireplace	:	Lot Depth	: 104	Plan District	: MISSION
BasementSF	:	Lot Shape	: RECT\SQ	Year Built	: 1909
Stories	: 2	Garage Type	:	Units	: 3
				UnrnfrcdMasBld	:

The Information Provided Is Deemed Reliable, But Is Not Guaranteed.

"

ASSESSORS OFFICE

2901 32nd St.

TERMINATED

4207

1

SW 33rd & Florida

Address

Block

Lot

Metes and Bounds

Date

SUMMARY

Non-conformity established by (re)classification as

Zone	Date	Zone	Date
1		3	
2		4	

Non-conformity continued by (re)classification as

Termination date under Sec. 153(4): 1979 Sec. 154

~~MAY 2, 1980~~

Rob. K. ...

Record closed on 7/8/60 because: Section 153

Advertising signs dependent on continuance of this use are located on

This lot Other lots:

LAND USE HISTORY

Planning Code Section
Classification of use

1919 Sanborn	6-577
1921 City Directory	
1921 Telephone Dir.	
1919 Land Use Map	
1937 Land Use Map	
1947 Land Use Map	
Land Use Map	
1960 Sanborn	
1960 City Directory	
1960 Telephone Dir.	
Land Use	centr. str.
Land Use	
Land Use	
Land Use	
Land Use	1969 youth organization / school
Land Use	
Land Use	

ZONING HISTORY

1921 ZONING ORDINANCE

Original Zone *Com*
Changed to Case Date Res. #

Zone on 5/1/60 *Com*

1960 PLANNING CODE

Original Zone *R-2*
Changed to Case Date Ord. #

HISTORY OF IMPROVEMENTS

BUILDING PERMITS

Use or nature of work Non-structural Voluntary structural Involuntary structural Applic. # Date Certif. # Date

Letter to ... 1965 ...
...
...
...
...
...
...

PRIOR STIPULATIONS (Sec. 149)

Stips. govern under Sec. 149b
 Use is conforming for purposes of Sec. 149c

TRANSITIONAL USE (Sec. 118)

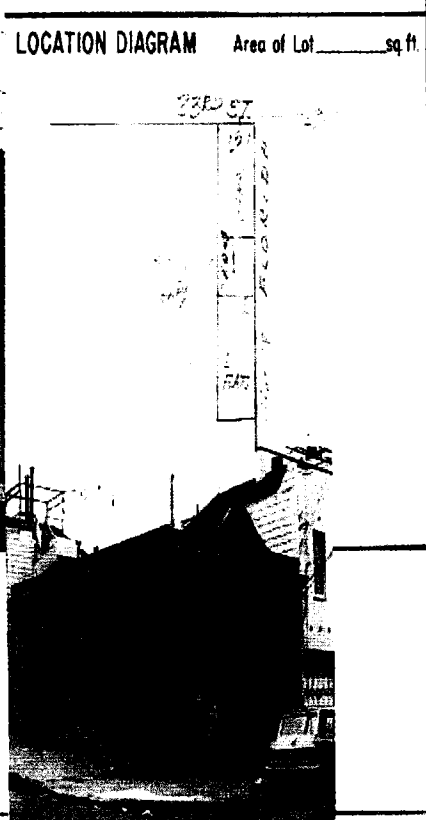
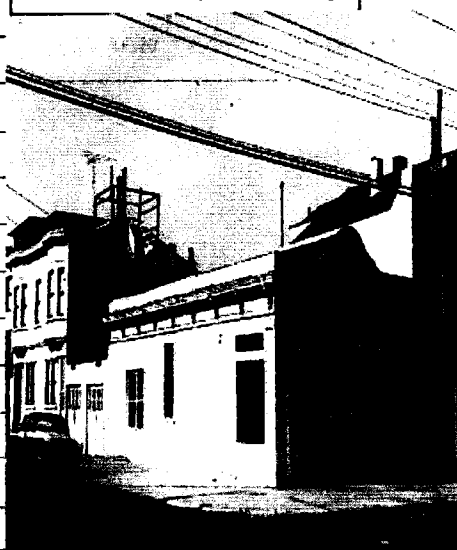
Transitional use Transitional lot
If answer is YES to both, use is conforming

Permit of occupancy (Sec. 106) # _____ Date _____

Permit of occupancy (Sec. 106) # _____ Date _____

LOCATION DIAGRAM

Area of Lot _____ sq. ft.



ASSESSED VALUATION

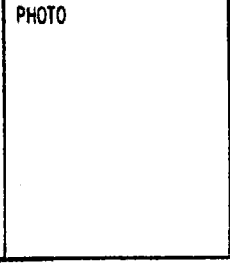
(Valuation of improvements only)

Value Date
1350 1960(35)

On 5/2/60 or when later became non-conforming

Ass't. B date thereof, prior to first structural alteration

Amount of alterations counting against 1/2 the above



7 11 1960

2901 23rd STREET

4207

1

R-2

TERMINATED

JAN 14 70

Address

Block

Lot

Metes and Bounds

Date

PERIOD OF AMORTIZATION & TERMINATION DATE

Under Sec. 153
5 years from 5/2/60, or from its
later becoming non-conforming on

1122 Florida St

INSTRUCTIONS TO DELIVERING EMPLOYEE

DELIVER TO OWNER DELIVER TO ASSESSOR DELIVER ONLY TO ASSESSOR

REASON

REASON FOR NON-CONFORMING STATUS

REASON FOR TERMINATION

DATE RECEIVED 8/16/67

DATE MAILED 8/16/67

OWNER'S NAME John P. Andersen

OWNER'S ADDRESS 1122 Florida St, S.E. 94110

REASON NOT MAILED

DATE RECEIVED 8/16/67

DATE MAILED 8/16/67

OWNER'S NAME John P. and Loretta Lindson

OWNER'S ADDRESS 1122 Florida Street

REASON NOT MAILED

DATE RECEIVED

DATE MAILED

OWNER'S NAME

OWNER'S ADDRESS

REASON NOT MAILED

DATE RECEIVED

DATE MAILED

OWNER'S NAME

OWNER'S ADDRESS

REASON NOT MAILED

9207-1

NON-CONFORMING USE EVALUATION

Answer YES or NO and date

CHANGE OF STATUS If answer is YES, notify owner of change to conforming status

Has status of use changed to conforming by-

Reclassification of its lot
Reclassification making it a conforming transitional use
Conditional use granted under Sec. 154e
Use changed to a conforming one

SECTION 152 DATA If answer is YES, notify owner of termination

Has use been discontinued for -

6 months where there is no enclosed building

3 years where building is designed for non-conforming commercial or industrial use

18 months in other cases

Is there clear evidence of intent to abandon

SECTION 153 DATA If answer is YES, notify owner of 5-year termination date

Is it a commercial or industrial use involving no enclosed building

Is it a C or M building in an R district with an assessed value not over \$500 on 5/2/60 or when later became non-conforming

SECTION 154 DATA If answer is YES, calculate amortization period and notify owner of termination date unless exempt under Sec. 156

In an R district and designed or used for a C or M use

A non-conforming dwelling in an M district

YES				

SECTION 156 DATA If answer is YES, building is exempt from Sec. 154 (and Sec. 151a) Is the use -

A C-1 use occupying ground floor space in a multiple dwelling on an R-4 or R-5 corner lot

A motel in an R-3, R-4 or R-5 district

SECTION 304 DATA

Is the use an authorized conditional use under Sec. 304g

Has the use been abandoned or discontinued for 3 years

MAILING OF NOTICE

DATE RECEIVED 8/2/67	OWNER'S NAME JOHN P. ANDERSEN
DATE MAILED 8/16/67	OWNER'S ADDRESS 1122 FLORIDA S.E. 94110
COPY TO RECORDER ASSESSOR	REASON NOT MAILED
DATE RECEIVED	OWNER'S NAME
DATE MAILED	OWNER'S ADDRESS
COPY TO RECORDER ASSESSOR	REASON NOT MAILED
DATE RECEIVED	OWNER'S NAME
DATE MAILED	OWNER'S ADDRESS
COPY TO RECORDER ASSESSOR	REASON NOT MAILED
DATE RECEIVED	OWNER'S NAME
DATE MAILED	OWNER'S ADDRESS
COPY TO RECORDER ASSESSOR	REASON NOT MAILED

Discussed after seeing HC-7 that was filed only. Reassessment below \$500 in MO. 150 days. Petition for relief filed and to owner 1/22/68.

John P. and Loretta Lindson 101 24 Aug 67 1122 Florida Street

Card

BLOCK NO. 2507
 LOT NO.

BUILDING CARD
 ASSESSORS OFFICE
 CITY & COUNTY OF SAN FRANCISCO

STREET & NO. 1111

DATE 19

NO.	YEAR BUILT																				TOTAL
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
X																					

GENERAL CONDITION

EXCEL	GOOD	FAIR	POOR
-------	------	------	------

TYPE	FOUNDATION	ROOF TYPE	FLOORS				ELEVATORS
			WOOD	FINC.	TILE	MARBLE	
CONCRETE	CONCRETE	PARASARD					
BRICK	PILE	GABLE					
MISC.	MISC.	FLAT					
ASBESTOS	PLASTER	DORMER					
CEMENT FLOOR	MISC.	PLAIN					
FINISHED	MATERIAL	TAR & GRAVEL					
NO. CAR GARAGE	SLATE						
MISC.	ASBESTOS	SHINGLE					
	TILE	METAL					
	WALLS	MISC.					

TYPE	PLUMBING				FURNACE	TILE WALLS	HEATING	SEPTIC	NO. FIXTURES	BATHROOMS	NO. ROOMS	TUB	BIT IN	NO. CLOSETS
	PIPE	WATER	SEWER	VENT										
PIPE														
CONCRETE														
BRICK														
CONCRETE														
CONCRETE														
CONCRETE														

YEAR BUILT	AMOUNT	ALTERATIONS	
		YEAR	AMOUNT
1909	875		
1950			
TOTAL	875		

RUSSELL L. WOLDEN, COPYRIGHT 1937

COMPILED BY _____
 APPROVED BY _____

ACT VALUE 405800
 400000
 FIRE INSURANCE
 #111

① 1.2.11.20
 2.1.20.20
 19.11.20
 17.12.20

② 20% 100000 100000

Sale 12/3/52 \$ 90,000
 d/r 76500 30416

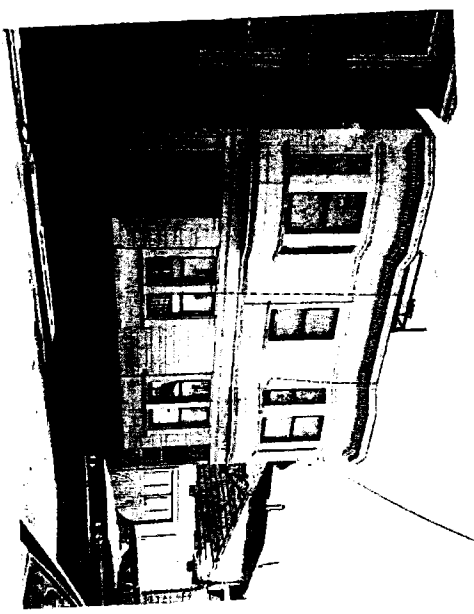
VALUATION RECORD

YR.	LAND	IMPTS.	TOTAL	CH. BY
87	71A84	94750	100000	511
88	71A64	90000	100000	EV

} P-20%

M.V. 24,500 RV
 23,500
 1,000 Imps 11,300

1911 (1911) 1911
1911 (1911) 1911



SPS CARD #1

?

M. V. _____

L. _____ Iers _____

HISTORY OF COMMERCIAL USE

DATE	TENANT	USE	SOURCE
1907	KENNEY & GREEN BUTCHERS	Butcher Shop	SF Directory pg. 1782
1914-1915	WM. SIMI BUTCHER	Butcher Shop	SF Directory pg. 2115
1923-1931	M.STRAUSS & CO. BUTCHERS	Butcher Shop	SF Directory
1932	MATTHEW STRAUSS BUTCHER	Butcher Shop	SF Directory pg. 1878
1953	PACIFIC BUILDING SUPPLY	Building Supplies	Polk 1459
1960-1962	PACIFIC BUILDING SUPPLY	Building Supplies	Polk 87, 83, 89
1963-1967	VACANT		Polk
1969-1970	EAST MISSION UNITED NEIGHBORHOOD ASSOC.	Community Organization	Polk
1974-1982	REAL ALTERNATIVES PROGRAM	Youth Program	Polk
1996-1998	BLUE ROOM STUDIO	Recording Studio	Trakworks Studio
1998-2000	TRAKWORKS STUDIO	Recording Studio	Commercial Lease
2000-2013	IAN REEVES PHOTOGRAPHY	Commercial Photography Studio	SF Business Registration
2013- Oct 2017	STEVEN LEIBER BASEMENT	Private Book Dealer	SF Business Registration

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TAX COLLECTOR

BUSINESS TAX REGISTRATION CERTIFICATE


ISSUE DATE: 10-31-2001 EXPIRES DATE: 12-31-2001

PERMIT NO: 916740 TAX CODE: 001 CLASS: 07 BUSINESS TYPE: OTHERS BUSINESSES NET FEE: \$150-00

BUSINESS NAME: IAN REEVES PHOTOGRAPHY BUSINESS ADDRESS: 2901 23RD ST

TAXPAYER SIGNATURE:  DATE ISSUED: 01-04-2001

OWNER OF IAN REEVES
DBA IAN REEVES PHOTOGRAPHY
MAILING ADDRESS 2901 23RD ST
CITY STATE SAN FRANCISCO CA 94110-3430


GEORGE W. PUTRIS
TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS P.O. BOX 7418 SAN FRANCISCO CA 94120 7418

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE

ISSUE DATE: 10-31-2002 EXPIRES DATE: 12-31-2002

PERMIT NO: 916740 TAX CODE: 001 CLASS: 07 BUSINESS TYPE: OTHERS BUSINESSES

BUSINESS NAME: IAN REEVES PHOTOGRAPHY BUSINESS ADDRESS: 2901 23RD ST

TAXPAYER SIGNATURE:  DATE ISSUED: 10-29-2001

OWNER OF IAN REEVES
DBA IAN REEVES PHOTOGRAPHY
MAILING ADDRESS 2901 23RD ST
CITY STATE SAN FRANCISCO CA 94110-3430


GEORGE W. PUTRIS
TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS P.O. BOX 7418 SAN FRANCISCO CA 94120 7418


CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE

ISSUE DATE: 07-28-2001 EXPIRES DATE: 06-30-2003

PERMIT NO: 916740 TAX CODE: 001 CLASS: 07 BUSINESS TYPE: OTHERS BUSINESSES

BUSINESS NAME: IAN REEVES PHOTOGRAPHY BUSINESS ADDRESS: 2901 23RD ST

TAXPAYER SIGNATURE:  DATE ISSUED: 09-30-2002

OWNER OF IAN REEVES
DBA IAN REEVES PHOTOGRAPHY
MAILING ADDRESS 2901 23RD ST
CITY STATE SAN FRANCISCO CA 94110-3430


GEORGE W. PUTRIS
TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS P.O. BOX 7418 SAN FRANCISCO CA 94120 7418

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE

ISSUE DATE	EXPIRES DATE
02-29-2004	06-30-2004

IDENTIFICATION NUMBER	USE	CLASS	COMMERCE DESCRIPTION
916740	001	07	OTHERS BUSINESSES
BUSINESS NAME		BUSINESS LOCATION	
IAN REEVES PHOTOGRAPHY		2901 23RD ST	

TAXPAYER'S SIGNATURE

DATE ISSUED 01-30-2003

OWNER/ISSUER
 IAN REEVES
 IAN REEVES PHOTOGRAPHY
 2901 23RD ST
 SAN FRANCISCO CA 94110-3430

GEORGE W. PUTRIS
TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS P.O. BOX 7400 SAN FRANCISCO CA 94116

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE

ISSUE DATE	EXPIRES DATE
02-28-2005	06-30-2005

IDENTIFICATION NUMBER	USE	CLASS	COMMERCE DESCRIPTION
916740	001	07	OTHERS BUSINESSES
BUSINESS NAME		BUSINESS LOCATION	
IAN REEVES PHOTOGRAPHY		2901 23RD ST	

TAXPAYER'S SIGNATURE

DATE ISSUED 02-13-2004

OWNER/ISSUER
 IAN REEVES
 IAN REEVES PHOTOGRAPHY
 2901 23RD ST
 SAN FRANCISCO CA 94110-3430

GEORGE W. PUTRIS
TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS P.O. BOX 7400 SAN FRANCISCO CA 94116

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE

ISSUE DATE	EXPIRES DATE
02-28-2006	06-30-2006

IDENTIFICATION NUMBER	USE	CLASS	COMMERCE DESCRIPTION
916740	001	07	OTHERS BUSINESSES
BUSINESS NAME		BUSINESS LOCATION	
IAN REEVES PHOTOGRAPHY		2901 23RD ST	

TAXPAYER'S SIGNATURE

DATE ISSUED 01-28-2005

OWNER/ISSUER
 IAN REEVES
 IAN REEVES PHOTOGRAPHY
 2901 23RD ST
 SAN FRANCISCO CA 94110-3430

GEORGE W. PUTRIS
TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS P.O. BOX 7400 SAN FRANCISCO CA 94116

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE

02-24-2007

06-30-2007

CERTIFICATE NO. 916740	CLASS. 001	CLASS. 07	CLASSIFICATION DESCRIPTION OTHERS BUSINESSES
BUSINESS NAME IAN REEVES PHOTOGRAPHY		BUSINESS LOCATION 2901 23RD ST	

TAXPAYER'S SIGNATURE

DATE ISSUED: 02-04-2006

OWNER'S NAME: IAN REEVES
 DBA: IAN REEVES PHOTOGRAPHY
 MAILING ADDRESS: 2901 23RD ST
 CITY - STATE: SAN FRANCISCO CA 94110-3430

GEORGE W. PUTRIS
 TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS. P.O. BOX 1400 SAN FRANCISCO, CA 94111-1400

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE

02-29-2008

06-30-2008

CERTIFICATE NO. 916740	CLASS. 001	CLASS. 07	CLASSIFICATION DESCRIPTION OTHERS BUSINESSES
BUSINESS NAME IAN REEVES PHOTOGRAPHY		BUSINESS LOCATION 2901 23RD ST	

TAXPAYER'S SIGNATURE

DATE ISSUED: 02-14-2007

OWNER'S NAME: IAN REEVES
 DBA: IAN REEVES PHOTOGRAPHY
 MAILING ADDRESS: 2901 23RD ST
 CITY - STATE: SAN FRANCISCO CA 94110-3430

GEORGE W. PUTRIS
 TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS. P.O. BOX 1400 SAN FRANCISCO, CA 94111-1400

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE FY 2008-09

02-28-2009

06-30-2009

CERTIFICATE NO. 916740	CLASS. 001	CLASS. 07	CLASSIFICATION DESCRIPTION OTHERS BUSINESSES
BUSINESS NAME IAN REEVES PHOTOGRAPHY		BUSINESS LOCATION 2901 23RD ST	

TAXPAYER'S SIGNATURE

DATE ISSUED: 01-07-2008

OWNER'S NAME: IAN REEVES
 DBA: IAN REEVES PHOTOGRAPHY
 MAILING ADDRESS: 2901 23RD ST
 CITY - STATE: SAN FRANCISCO CA 94110-3430

GEORGE W. PUTRIS
 TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS. P.O. BOX 1400 SAN FRANCISCO, CA 94111-1400

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE FY 2009-10

ISSUANCE DATE: 02-28-2010 EXPIRES: 06-30-2010

ISSUANCE NO. 916740	TAX 001	CLASS 07	CLASSIFICATION DESCRIPTION OTHER BUSINESSES
BUSINESS NAME IAN REEVES PHOTOGRAPHY		BUSINESS LOCATION 2901 23RD ST	

TAXPAYER'S SIGNATURE _____ DATE ISSUED: 02-02-2009

OWNER/REG: IAN REEVES
 DBA: IAN REEVES PHOTOGRAPHY
 ADDRESS: 2901 23RD ST
 CITY STATE: SAN FRANCISCO CA 94110-3430

DATE ISSUED: *George W. Putris*
 GEORGE W. PUTRIS
 TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE FY 2010-11

ISSUANCE DATE: 02-28-2011 EXPIRES: 06-30-2011

ISSUANCE NO. 916740	TAX 001	CLASS 07	CLASSIFICATION DESCRIPTION OTHER BUSINESSES
BUSINESS NAME IAN REEVES PHOTOGRAPHY		BUSINESS LOCATION 2901 23RD ST	

TAXPAYER'S SIGNATURE _____ DATE ISSUED: 01-20-2010

OWNER/REG: IAN REEVES
 DBA: IAN REEVES PHOTOGRAPHY
 ADDRESS: 2901 23RD ST
 CITY STATE: SAN FRANCISCO CA 94110-3430

DATE ISSUED: *George W. Putris*
 GEORGE W. PUTRIS
 TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS. P.O. BOX 1028 SAN FRANCISCO, CA 94108

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE FY 2011-12

ISSUANCE DATE: 05-11-2012 EXPIRES: 04-30-2013

ISSUANCE NO. 916740	TAX 001	CLASS 07	CLASSIFICATION DESCRIPTION OTHER BUSINESSES
BUSINESS NAME IAN REEVES PHOTOGRAPHY		BUSINESS LOCATION 2901 23RD ST	

TAXPAYER'S SIGNATURE _____ DATE ISSUED: 04-29-2011

OWNER/REG: IAN REEVES
 DBA: IAN REEVES PHOTOGRAPHY
 ADDRESS: 2901 23RD ST
 CITY STATE: SAN FRANCISCO CA 94110-3430

DATE ISSUED: *George W. Putris*
 GEORGE W. PUTRIS
 TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS. P.O. BOX 1028 SAN FRANCISCO, CA 94108

HISTORIC BUILDING PERMITS

1. Sept 29, 1908. Permit to install concrete floor in existing stables at 1116 & 1118 Florida St.
2. Jan 13, 1909. Permit to construct smokehouse begins existing store at 2901 23rd St.
3. Jan 10, 1910. Permit to erect two flats at 1116 & 1118 Florida Street. New Construction.
4. Sept 21, 1921. Permit to add concrete foundation and floor slab to existing butcher shop at 2901 23rd St.
5. Apr 28, 1972. Permit to repair fire damage at 2901 23rd St. Building identified as Warehouse zoned F-1
6. Oct 18, 1998. Reroofing permit for 2901 23rd St.
7. Sept. 22, 2017. New 200 amp service at 2901 23rd St. Permit written to 1116 Florida. Building Dept. would not issue a permit to 2901 23rd since it was not listed in the DBI PTS system.

1967

APPLICATION

New 100 sq ft
115-10-10
Florida Dr 25 ft
South of 183rd Street

Estimated Cost \$ 140.00

Fee \$

Filed *July 26-67*
8:30 AM

Referred to Inspector *[Signature]*

Approved: *[Signature]*

001 8-2000

WRITE IN INK—FILE 2 COPIES



TO THE HONORABLE

THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO.

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work at

West ^{corner} side of Florida street, 65 ft. from the corner
of 23rd St. Street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE.

Two stalls for horses in shed now constructed at above location. The area covered will have a concrete floor 4 inches thick and drained to the sewer.

Estimated cost of work, \$ 140.00

Building to be used as Stable

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

Name of Builder *Ways work.*

Address _____

John Tragerty Owner
686 Howard Address

Name of Architect *A.W. Richardson*

Address *235 Kearny St*

A.W. Richardson

Stable already here. This work being done at the instance of Health Board

I report _____ favorably

J. P. Saunders Inspector
Sept 29 1908

1961

APPLICATION

*From 1500 9th St
116-18 1/2 St
Florida Ok 33 1/2
South of 183rd St*

Estimated Cost \$ 250.00

Per \$

26-08

Referred to Inspector

WARD

001 8-200

Approved:

[Signature]

2901-23th St
BRICK BUILDING

APPLICATION OF 4207

M. W. W. W. W. W.
For Permit to Erect

Brick Luette
K. W. W. W. W.

Location
23rd & 1st
Filed JAN 13 1899

Referred to Inspector

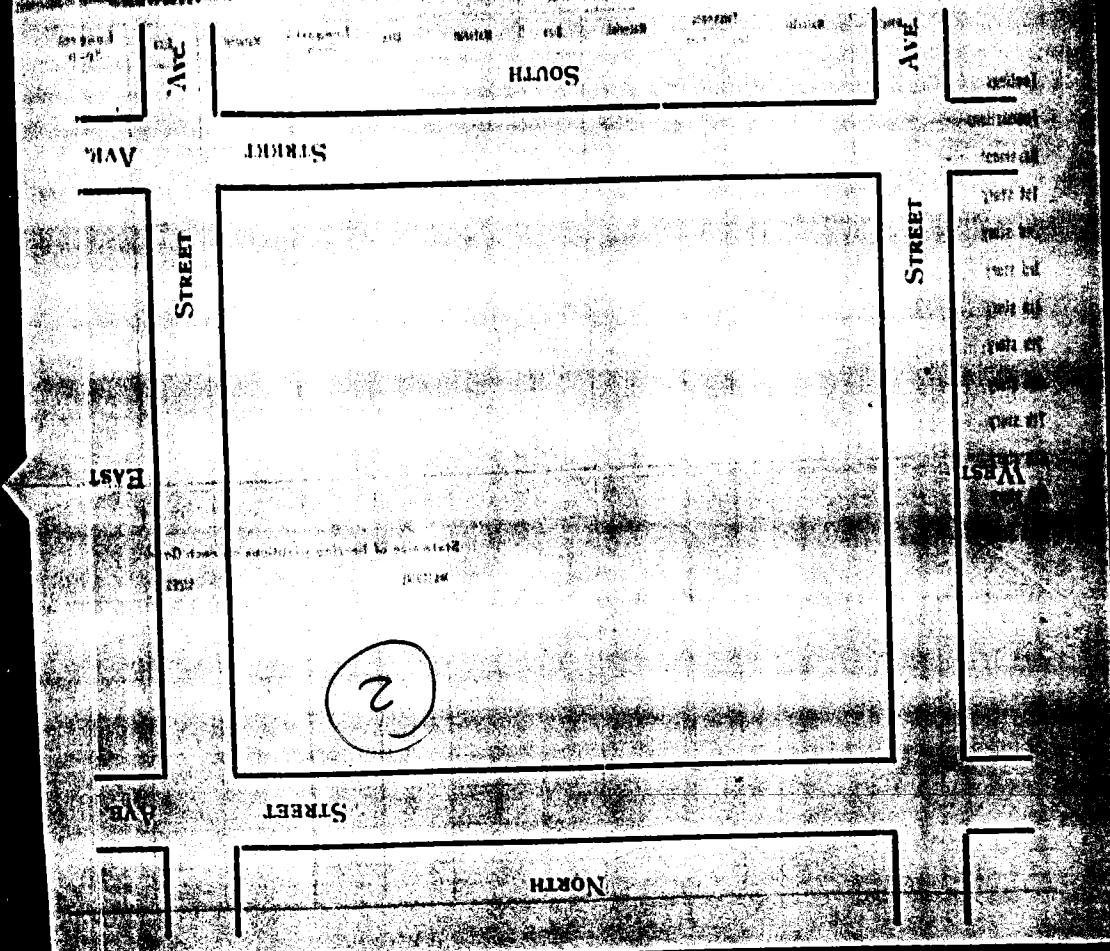
13' setback
at corner to section
25-2. Ord. 18 1899

M. W. W. W. W.

APPROVED:

[Signature]

[Signature]



WRITE IN INK—FILE TWO COPIES

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

APPLICATION FOR BUILDING PERMIT.

BRICK BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build ^a
brick smoke house on the lot situated *S.W. corner 23rd*
and Glendale streets to rear of store

In accordance with the plans and specifications submitted herewith.

All provisions of the building laws shall be complied with in the erection of said building, whether specified herein or not. Estimated cost of building \$ 50.00 Building to be occupied as smoke house

Size of lot 25 feet front 25 feet rear 69 feet deep.

Size of proposed building 4 1/2 feet by 8 feet

Extreme height of building 10 feet

If party walls are to be used, give thickness and height of stories

Are foundations to be on solid or filled ground? Solid

Foundations will be of _____ Foundation walls will be of _____

Concrete will be made of _____ cement _____ parts. Sand _____ parts. Broken Stone _____ parts

Stone work laid in _____ mortar

Brick work laid in _____ mortar

Face brick work laid in _____ mortar

Face brick work. How bonded?

	WALLS				PIERS OR COLUMNS		JOISTS			GIRDERS		
	Height	Material	Thickness		Material	Size	Material	Size	Longest Span	Material	Size	Longest Span
Footings												
Foundations												
Basement												
1st story												
2nd story												
3rd story												
4th story												
5th story												
6th story												
7th story												
8th story												
9th story												
10th story												

State size of bearing partitions on each floor.

MATERIAL	SIZE

Floor construction
 Flat roof, construction of Covered with
 Steep roof, construction of Covered with
 Walls coped with Cornices of
 Partitions, of Stair Partitions, of
 Light court walls, of Protected with
 Exterior columns, of Protected with
 Interior columns, of
 Trusses supporting roofs, if of iron, describe

Flue linings, of height of chimneys above roof
 Boiler flue, of lined with height of flue above roof
 No. of Stairways, width and construction

Boiler-room location walls of boiler-room
 Ceiling and floor over boiler-room doors to boiler-room
 Fire shutters
 Day windows, covered with

Towers, domes, or spires, size and extreme height above level

Skylights, material, number and size
 No. of elevators where located

Elevator enclosures, of
 Lights under sidewalk

Retaining walls of height thickness at bottom thickness at top
 Arches, coal holes, etc., state if any, and where

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

Owner *M. Wespelino vito*
 Address *10 E. 4th*
 By *Mele Blosz*

(NOTE—The owner's name must be signed by himself, or by his Architect or authorized Agent.)

4207

No. 22125

APPLICATION

John Hagarty
For Permit to Erect

2201 2nd St

George frame bldg

Location *23rd Street*

Filed *January 14, 1910*
JAN 4 - 1910

Permit No. *141*

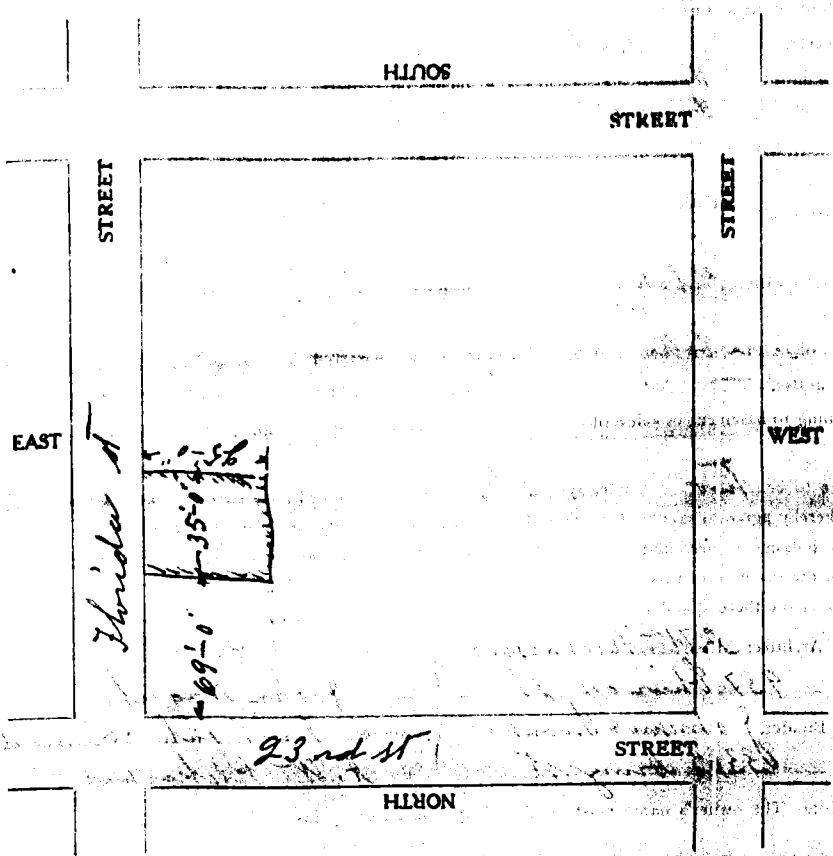
Ordinance 381 to be observed with
Day will not get to project
more than 100 feet
time

Approved by
W. B. P. Johnson
O 1910

Chief Building Inspector.

W. B. P. Johnson
W. B. P. Johnson

3



FU

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

APPLICATION FOR BUILDING PERMIT

FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build 2 story frame building on the lot situated on West side of Florida
at 169 ft width of 23rd St.

In accordance with the plans and specifications submitted herewith.

All provisions of the building law shall be complied with in the erection of said building, whether specified herein or not. Estimated cost of building \$1950. Building to be occupied as Flats by No. Two families.

Size of Lot 35 feet front 35 feet rear 25 feet deep.

Size of proposed building 58 ft. by 25 ft. Extreme height of building 26 ft.

Height in clear of cellar _____ Height in clear of first story 9 1/2 ft

Height in clear of second story 9 1/2 ft Height in clear of third story _____

Height in clear of fourth story _____ Height in clear of fifth story _____

Foundation to be of material Concrete thickness 8 inches

Size footings 12 inches. Greatest height 2 ft inches

Size of studs in basement 2 by 6 inches 16 inches on centers.

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

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

Size of studs in third story _____ by _____ inches _____ inches on centers.

Size of studs in fourth story _____ by _____ inches _____ inches on centers.

Size of studs in fifth story _____ by _____ inches _____ inches on centers.

Wall covering to be of Hardwood siding

First floor joists 2 by 11 inches 16 inches on centers. Longest span between supports 12 ft.

Second floor joists 2 by 11 inches 16 inches on centers. Longest span between supports 12 ft.

Third floor joists _____ by _____ inches _____ inches on centers. Longest span between supports _____ ft.

Fourth floor joists _____ by _____ inches _____ inches on centers. Longest span between supports _____ ft.

Fifth floor joists _____ by _____ inches _____ inches on centers. Longest span between supports _____ ft.

Rafters 2 by 6 inches 32 inches on centers. Longest span between supports 12 ft.

Roof covered with Bitum. gravel Slope or Flat? _____

Studs in bearing partitions 2 by 4 inches 16 inches on centers.

Chimneys of Iron lined with Galv. iron plastered

Any gas grates? _____ Any patent flues? Yes Is the building to be heated, and how? _____

Any opening to basement in sidewalk? _____ Any elevator, freight-passage or dumb? _____

There are to be Two stairways 3 1/2 ft. wide located front corner

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

Name of Architect F. W. Richardson

Address 937 Broadway St

Name of Builder John H. ... Address Frank ... Owner

Address 3365 ... By F. W. Richardson

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

ALTERATION BLANKS

WRITE IN INK—FILE TWO COPIES



TO THE HONORABLE

THE BOARD OF PUBLIC WORKS

OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work

at corner

side of _____ street _____ feet
of S. W. Cor. 23rd and Florida _____ street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Put in foundation walls 6" thick at 6' with 12" footings
and about 24" high around present building occupied as
Butcher-shop. Also to lay concrete floor in place of present
wooden floor.

N.B. Take out old granite fill in to sidewalk level &
then put down the concrete floor

PROVE:

Wm. C. Anderson
HEALTH OFFICER

Estimated cost of work, \$ 300.00

Building to be used as Butcher Shop

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

Name of Architect Wm. Richardson

Address 941 Church St.

Name of Builder Days work

Address _____

Report _____ favorably

John Magerty Owner
1229 33rd Ave. Oakland Address

Per Wm. Richardson

W. H. [Signature] Inspector
Sept 16 1921

APPLICATION OF

John Hagerty
1901 25th St

To make alterations, additions or repairs to building

W. O. W. Council 28th

Blair

Street

City of San Francisco

1915

ALTERATION OF PUBLIC BUILDING

Referred to Inspector or Report

SEP 3 1921

Approved

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Let the foundation walls be built to the height of 12 feet above ground level. The foundation walls shall be built of concrete and shall be finished with a coat of plaster.

The foundation walls shall be built on a concrete base which shall be finished with a coat of plaster.

4.4

and County of San Francisco

John Hagerty
1901 25th St
San Francisco

Inspector
John Hagerty

APPROVED FOR ISSUANCE
 MAY 5 1972 J.C.C.

MARSHAL BUILDING INSPECTION
 SUPERINTENDENT
 JUN 1 1972

APPROVED
 DEPT. PUBLIC WORKS

DATE FILED APR 28 1972 FILING FEE RECEIPT NO. 663644
 PERMIT NO. 367125 ISSUED JUN 13 1972

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

BLDG. FORM 3
 APPLICATION NO. 408828

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREAFTER SET FORTH:

(1) STREET ADDRESS OF JOB: 2901 23RD ST.
 (2) ESTIMATED COST OF JOB: \$6,000.00

DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. 1-hr 2-hr 3-hr 4-hr 5-hr (5A) NUMBER OF STORIES OF OCCUPANCY: 1 (6A) NUMBER OF BASEMENTS AND CELLARS: 0 (7A) PRESENT USE: Warehouse (8A) BLDG. CODE OCCUP. CLASS: F1 (9A) NO. OF FAMILIES: 0

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. 1-hr 2-hr 3-hr 4-hr 5-hr (5) NUMBER OF STORIES OF OCCUPANCY: 1 (6) NUMBER OF BASEMENTS AND CELLARS: 0 (7) PROPOSED USE: Warehouse (8) BLDG. CODE OCCUP. CLASS: F1 (9) NO. OF FAMILIES: 0

(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES NO (10) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT. (11A) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING? YES NO (11) IF YES, STATE NEW GROUND FLOOR AREA: SQ. FT.
 (14) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES NO (15) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO (16) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO (17) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO
 (19) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES NO (20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO (21) ELECTRICAL WORK TO BE PERFORMED? YES NO (22) PLUMBING WORK TO BE PERFORMED? YES NO

(23) GENERAL CONTRACTOR: Leonard Solomon Inc. ADDRESS: 1734 Broderick St 5F. CALIF. LICENSE NO. 214644
 (24) ARCHITECT OR ENGINEER (FOR DESIGN): None ADDRESS: CALIF. CERTIFICATE NO.
 (25) ARCHITECT OR ENGINEER (FOR CONSTRUCTION): unknown ADDRESS: CALIF. CERTIFICATE NO.
 (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"): Loretta Anderson ADDRESS: 1734 Broderick St. PHONE (FOR CONTACT BY BUREAU) 921-6560
 (27) OWNER - LESSEE (CROSS OUT ONE): Loretta Anderson ADDRESS: 1734 Broderick St. PHONE (FOR CONTACT BY BUREAU) 921-6560

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

Repair fire damage:
 ① - Rebuild roof structure
 ② - Install new compo shingled roof.
 ③ - Replace damaged mill work
 ④ - Replace broken glass
 ⑤ - Paint damaged areas
 ⑥ - Repair rain leaders.
 Please Call Bob Walker at 921-6560
 He will meet inspector on job.

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.8, 104.B.1, 104.C, 302, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.
 No portion of building or structure or scaffolding used during construction, to be closer than 4'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
 Pursuant to Sec. 302.A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
 Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.
 ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (19) (16) (17) (20) (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
 In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

APPLICANT'S CERTIFICATION

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

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


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

Signature of Robert L. Walker
 SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX:

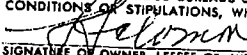
- OWNER
- ARCHITECT
- ENGINEER
- LESSEE
- AGENT WITH POWER OF ATTORNEY
- CONTRACTOR
- ATTORNEY IN FACT

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED: The approval of this application and issuance of permit applies to specified work only and does not constitute an approval of the building. <div style="text-align: right;">  BUILDING INSPECTOR, BUR. OF BLDG. INSP. </div>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: Not reviewed by the Department of City Planning. Issuance of the requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code. <i>BAJ</i> DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: CIVIL ENGINEER, BUR. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____ NOTIFIED MR. _____


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

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


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

408828

OWNER OR LESSEE		JOB LOCATION		APP. NO.		
ADDRESS		2912 75 ST.		BLOCK LOT		
DATE APPLICATION		JUN 18 1972		INSPECTOR		
PERMIT NO.		367125		Ketchum		
ERECT/ALTER	BDG. TYPE	OCCUPANCY		PLANS	NUMBER OF	
		CODE	DESCRIPTION		STORIES	FAM.
ARCHITECT		ADDRESS				
ENGINEER		ADDRESS				
BUILDING RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO						
OWNER OR LESSEE		JOB LOCATION		APP. NO.		

BUILDING INSPECTORS JOB RECORD	
DATE	WORK COMMENCED
9/22/72	Prior To
/ /	FOUNDATION FORMS INSPECTED. O.K. TO POUR
/ /	LATHING PERMISSION TAG POSTED
/ /	FLUES BY _____ NO. _____
/ /	EXTEPIOR OR STRUCTURAL PLASTERING OK
/ /	ALL SPECIAL INSPECTION REPORTS RECEIVED
/ /	FIRE ESCAPE INSTALLED PER APPROVED PLAN
/ /	Fire Damage Leonard Solomon
9/22/72	Work in progress
12/21/72	Most of work done
3/23/73	Work Completed
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
/ /	
3/23/73	WORK COMPLETED FINAL CERTIFICATE POSTED
 B. B. Kershner BUILDING INSPECTOR	

APPROVED
Dept of Building Insp.

OCT 19 1998

[Signature]
DIRECTOR
DEPT OF BUILDING INSPECTION

REROOFING

THIS PERMIT IS SUBJECT TO THE REQUIREMENTS OF THE BUILDING CODE AND THE FIRE DEPARTMENT. SEPARATE FIRE DEPARTMENT PERMIT IS REQUIRED FOR ALL ROOFING WORK. GAS (L.P.G.) APPLY TO THE GAS DEPARTMENT. PHONE 491-6000 EXT 310. APPLICANT RESPONSIBLE FOR STREET USE PERMITS.

OCT 19 1998
99211988
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM # OTHER AGENCIES REVIEW REQUIRED
FORM # OVER-THE-COUNTER ISSUANCE

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

11.19
OFFICE COPY

NUMBER OF PLAN SETS: 11.19

DATE: 10-19-98

PROJECT NUMBER: 2901-2384st. S.F.

PERMIT NUMBER: 86275

DATE: 10-19-98

FEE: \$5.850

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING		DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION	
TYPE OF BUILDING: SN	USE: 1	TYPE OF BUILDING: SN	USE: 1
AREA: 1	AREA: 1	AREA: 1	AREA: 1
APPLICANT: JB Roofing Co	ADDRESS: 1190 Shafter Ave #26 Sunnyvale	APPLICANT: Alison Hammer	ADDRESS: 282-6614
Description of work: Tear off old shingle layers - 1" x 20" x 1/2" shingles - 25' x 25' w/ 1/2" x 1/2" plywood sheathing on flat area.			

ADDITIONAL INFORMATION

IS THIS PROJECT A REPAIR OR ALTERATION OF EXISTING STRUCTURE?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	IS THIS PROJECT A CHANGE OF USE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
IS THIS PROJECT A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	IS THIS PROJECT A CHANGE OF HEIGHT?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
IS THIS PROJECT A CHANGE OF AREA?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	IS THIS PROJECT A CHANGE OF LOCATION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

IMPORTANT NOTICES

The applicant shall be liable for the expense of the company or person without first obtaining a Building Permit...
 No portion of building or structure or scaffolding used during construction, to be closer than 10' to any other building...
 Permit to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for payment of all fees and application being kept at building site.
 Details from all sheets on drawings accompanying this application are deemed to be correct. I warrant that I am not aware of any other conditions or requirements which may apply to this project...
 ANY SPECIFICATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
 BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY OBTAINED, WHEN REQUIRED.
 APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, MECHANICAL OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE ELECTRICAL AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (1) (2) (3) (4) (5) OR (6).
 THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
 In drawings all building materials shall have a clearance of not less than two inches from all adjacent walls or surfaces.
 CHECK APPROPRIATE BOX:
 OWNER
 ARCHITECT
 LICENSED
 CONTRACTOR
 ENGINEER

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The undersigned, by acceptance of the permit, agreed to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations conducted in compliance with the provisions of the City and County of San Francisco, and to defend the City and County of San Francisco against all such claims, demands or actions.
 In accordance with the provisions of Section 2680 of the Labor Code of the State of California, the applicant shall have coverage under (a), or (b) designated below or shall indicate how (c), or (d), or (e), whichever is applicable, if however none (f) is checked then (f) must be checked as well. Mark the appropriate method of description below.
 I hereby affirm under penalty of perjury one of the following descriptions:
 () I have and will maintain a certificate of contract to sub-lease for workers' compensation, as provided by Section 2750 of the Labor Code, for the performance of the work for which this permit is issued.
 (x) I have and will maintain workers' compensation insurance, as required by Section 2750 of the Labor Code, for the performance of the work for which this permit is issued. My contract number is 1016-100 and policy number is 285-6614.
 () I have and will maintain workers' compensation insurance, as required by Section 2750 of the Labor Code, for the performance of the work for which this permit is issued. The cost of the work to be done is \$100 or less.
 () I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as to be insured subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply herewith with the provisions of Section 2680 of the Labor Code, that the permit herein applied for shall be deemed void.
 () I certify on this matter for the reason that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of the form with the Contract Fund Bureau.

APPLICANT'S CERTIFICATION
 I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.
 990-03 9807-100

[Signature]
 Signature of Applicant or Agent
 10-19-98

ADDRESS OF JOB		BLOCK/LOT	APPLICATION NO.		
2901 23RD		ST	9821252		
OWNER NAME			TELEPHONE		
ALLISON HEATHER			(415)282-6244		
ESTIMATE COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$5,850	10/19/98	ISSUED	10/19/98	862875	04/19/99
CITY CODE	COUNTY CODE	PLANS	STORIES	UNITS	DISTRICT
8-5	R-3	0	1	1	BID-INSP 08
CONTACT NAME				TELEPHONE	
JOB ROOFING				(415)668-4165	
STANDARD DESCRIPTION/USE			OTHER DESCRIPTION		
1 FAMILY DWELLING			REROOFING		
SPECIAL INSPECTION?	NO	FIRE ZONE	NO	COMPLIANCE WITH REPORTS	
SPECIAL USE DISTRICT		TYP	NO		
		PENALTY	NO		
NOTES					
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					

Electrical Permit Details Report

Report Date: 10/26/2017 7:47:20 PM

Application Number: EW201709228164
 Address(es): 4207 / 001 : 1116 FLORIDA ST
 Description: ADDRESS IS 2901 23RD ST. NEW 200AMP OVERHEAD SERVICE.

Stage:

Action Date	Stage	Comments
10/5/2017	COMPLETE	
9/22/2017	ISSUED	
9/22/2017	FILED	

Contractor Details:

License Number: 875848
 Name: BRENDAN MOLONY
 Company Name: BRENDAN MOLONY ELECTRIC
 Address: 300 WALLER ST SAN FRANCISCO, CA 94117-0000
 Phone:

Appointment Details:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
10/5/2017	PM	WS	Web Scheduled	COMPLETE	1

Inspection Details:

Inspector	Activity Date	Activity Code	Activity Code Descr.	Description
Michael Choy	10/5/2017	302	COMPLETE - GT	Not Available

For information, or to schedule an inspection, call: 558-6030.

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

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ area](#).



Add Unit per
Ordinance No. 162-16

Attachment B

Addition of Dwelling Units per Ordinance No. 162-16
SCREENING FORM – No fee to file

The screening form shall be completed by owner or agent to determine the eligibility for adding dwelling units per Ordinance No. 162-16 based on permits for Mandatory Seismic Retrofitting under SFBC Chapter 34B (SFBC Ch 4D), or voluntary seismic retrofitting per AB-094, or existing residential building complies with the requirements of Ordinance No. 162-16.

Submit the completed Screening Form (with the supporting documents) as a hardcopy in person or by U.S. mail to Department of Building Inspection, 1660 Mission Street, San Francisco, CA 94103

BLOCK / LOT
NUMBER

BLOCK 4207 LOT 1

ADDRESS

2901 23RD ST. (ALSO 1116-1118 FLORIDA ST.)

CONTACT (OWNER
OR AGENT)

IAN REEVES

SECTION 1 – ADMINISTRATIVE INFORMATION

IAN REEVES

Contact Name

415 992-1230

Contact Telephone

IAN@IANREEVES.COM

Contact Email

3941 WASHINGTON STREET, S.F., CA 94118

Contact Mailing Address

RECEIVED

JAN 27 2007

DEPT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
ACCEPTED

SECTION 2 – DETERMINATION OF ELIGIBILITY TO ADD DWELLING UNITS

1. Has mandatory seismic retrofitting been filed under SFBC Chapter 34B, Mandatory Earthquake Retrofit of Wood Frame Buildings? Yes No

If yes, Permit Application Number _____

2. Has voluntary seismic strengthening been filed under Administrative Bulletin AB-094, Definition and Design Criteria for Voluntary Seismic Upgrade of Soft Story, Type-V (wood frame) Buildings? Yes No

If yes, Permit Application Number _____

3. Does existing residential building comply with Ordinance No. 162-16 for addition of dwelling units? (Subject to Planning review) Yes No

Owner / Agent


 Signature

Owner
 Agent

_____ Date

FOR DBI USE ONLY

DBI has received the materials submitted and filed under "Addition of dwelling units per Ordinance No. 162-16".

Further discussions on code issues and equivalencies on compliance will be via pre-application meetings or Administrative Bulletin AB-005.

_____ Date received by DBI

RECEIVED

JAN 27 2017

DEPT OF BUILDING INSPECTION
 THIS PLAN MEETS THE QUALITY
 STANDARD FOR REPRODUCTION
 ACCEPTED _____

2901 23rd. Street Building Description and attributes.

Building size is approximately 1295 square feet (per Assessors Office).

The lot is currently zoned RH-2.

There have been no evictions on the property over the past ten years.

The interior is one large room with a small enclosed bathroom and a utility closet. The ceiling height is at least 11 feet with the exception of the bathroom and closet which have 7' 6" ceilings. There is a small kitchenette open to the main space.

The building has windows on the north and east sides. These two sides also have doors to the street. The south side borders on the garage. The west side borders on the neighboring property line.

The lot has five street trees and a sidewalk garden.

One of the two garages is available for the exclusive use of 2901 23rd. St.

The other residential units, 1116 & 1118 Florida Street are both rented and are currently subject to rent control. 1116 is rented without a garage and 1118 is rented with the second garage.

This ADU will not reduce or affect the existing tenancies.

The proposed plan will not alter the footprint of the building in any way. The intention is not to create new space but to renovate existing space in order to comply with requirements for residential use.

The owner recognizes the property, because it was built in 1906, may have historic value and therefore require additional review.

UTILITIES BILLING 2901 23RD

SAN FRANCISCO WATER, POWER AND SEWER

Services of the San Francisco Public Utilities Commission

Payment Remittance Address
 P.O. Box 7369
 San Francisco, CA 94120-7369

Account Number:
 9351100000

Bill Date: 01/06/2017

Auto Pay to settle on or after: 01/23/2017

Total Amount: \$29.39

Website Address
 www.sfwater.org

Service Address:
 2901 23rd St

Questions?
 Please call us at 415-551-3000

Customer Name:
 Reeves, Ian

California is in a drought. Local law requires commercial property owners to install water-conserving toilets, urinals, showerheads, and faucets. January 1, 2017 is the deadline to file an affidavit of compliance with the Department of Building Inspection. Learn more at www.sfwater.org/conservation.

My Account is even better! Make secure payments, view your water usage data or go paperless with a single sign on. Seamless and secure - manage your account at myaccount.sfwater.org.

Conservation & Assistance Program (CAP)

Make a contribution to our Conservation & Assistance Program (CAP) today. You can help verified, low-income San Francisco families in need reduce their water use and save money. A unique CAP account number #9308526084 should be referenced on any donations for accounting purposes. To find out more about CAP, visit sfwater.org/CAP

Summary of Charges as of 01/06/2017

Previous Balance	\$11.67	
12/23/16 Payment	-11.67	
Total Previous Balance		\$0.00
Current Charges - See Below	\$29.39	
Total Current Charges		\$29.39
Total Amount Due		\$29.39

Calculation of Current Charges

Water Service - Commercial	\$18.00
Service from 12/08/2016 to 01/06/2017	
Water Service Charge	10.86
Water Consumption Charge 1.00 units @ \$7.14	7.14
Service from 12/08/2016 to 01/06/2017	
Utility Tax (7.5%)	\$1.35
Service from 12/08/2016 to 01/06/2017	
Utility Tax	1.35
Sewer Services	\$10.04
Services	
90% Wastewater Flow Factor	
Total Discharge units 0.90 (1.00 units X 90%) @ \$11.1556	
Service from 12/08/2016 to 01/06/2017	
Wastewater Charge	10.04
Current Charges	\$29.39

Meter Reading 12/07/2016 - 01/06/2017

Meter Number	Meter Size	Previous Reading	Current Reading	Consumption
0020347551	5/8	5	6	1

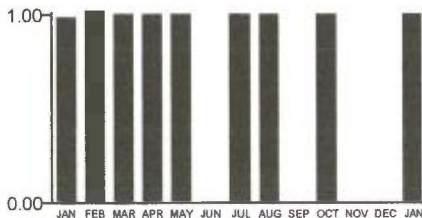
Total consumption in units of water 1

Total consumption in gallons of water 748

Next scheduled meter reading on or about 02/06/2017

Compare Your Water Consumption

(in units of water)



A unit of water is 748 gallons

Bill Period	Days	Gallons	Gals/Day	Cost/Day
This Year	30	748	24	\$0.97
Last Year	0	0	0	\$0.00

Please see reverse side for important information.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 7285629035-7
Statement Date: 01/05/2017
Due Date: 01/26/2017

Service For:

IAN REEVES
2901 23RD ST
SAN FRANCISCO, CA 94110

Your Account Summary

Amount Due on Previous Statement	\$46.96
Payment(s) Received Since Last Statement	-46.96
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$15.18
Current Gas Charges	36.53

Questions about your bill?

24 hours per day, 7 days per week
Phone: 1-800-743-5000
www.pge.com/MyEnergy

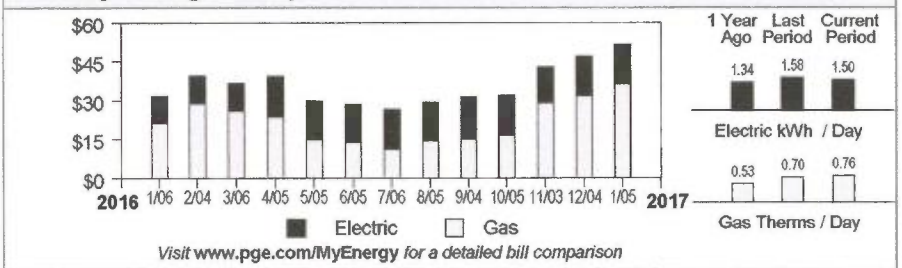
Automatic Payment Service (APS)
to be applied 01/19/2017

\$51.71

Local Office Address

2225 FOLSOM ST
SAN FRANCISCO, CA 94110

Monthly Billing History



Important Messages

Find Ways to Save. The combination of colder weather, more time indoors and fewer daylight hours can increase your energy costs. For energy savings tips, visit www.pge.com/saveenergymoney.

No payment is due. Please retain for your records. Thank you.

9990728562903570000005171000000000



Account Number:	Due Date:	APS Amount:	APS to be applied:
7285629035-7	01/26/2017	\$51.71	01/19/2017

IAN REEVES
2901 23RD ST
SAN FRANCISCO, CA 94110-3430

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 7285629035-7

Statement Date: 01/05/2017

Due Date: 01/26/2017

Details of Gas Charges

12/03/2016 - 01/04/2017 (33 billing days)

Service For: 2901 23RD ST

Service Agreement ID: 7285629010

Rate Schedule: G1 T Residential Service

Service Information

Meter #	60832399
Current Meter Reading	714
Prior Meter Reading	690
Difference	24
Multiplier	1.050054
Total Usage	25.000000 Therms
Baseline Territory	T
Serial	K

12/03/2016 – 12/31/2016

Your Tier Usage

1	2
---	---

Tier 1 Allowance	51.91 Therms (29 days x 1.79 Therms/day)	
Tier 1 Usage	21.969700 Therms @ \$1.36245	\$29.93
Gas PPP Surcharge (\$0.10197 /Therm)		2.24

Gas Procurement Costs (\$/Therm)

12/03/2016 - 12/31/2016	\$0.39428
01/01/2017 - 01/04/2017	\$0.45305

01/01/2017 – 01/04/2017

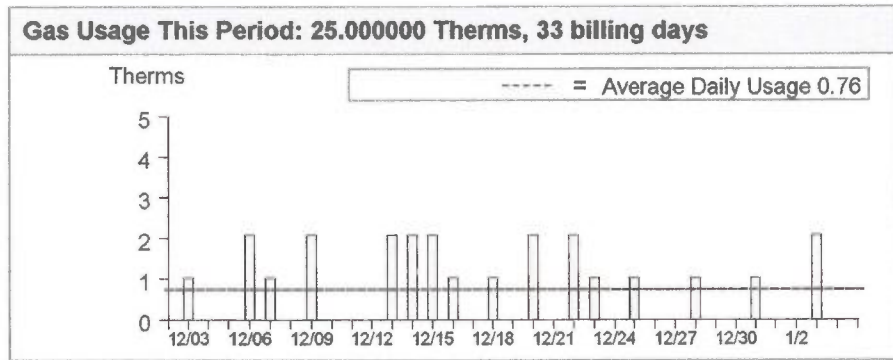
Your Tier Usage

1	2
---	---

Tier 1 Allowance	7.16 Therms (4 days x 1.79 Therms/day)	
Tier 1 Usage	3.030300 Therms @ \$1.34103	\$4.06
Gas PPP Surcharge (\$0.09589 /Therm)		0.30

Total Gas Charges

\$36.53





ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 7285629035-7

Statement Date: 01/05/2017

Due Date: 01/26/2017

Details of Electric Charges

12/04/2016 - 01/04/2017 (32 billing days)

Service For: 2901 23RD ST

Service Agreement ID: 7285629005

Rate Schedule: E1 TB Residential Service

Service Information

Meter #	1009762873
Current Meter Reading	4,316
Prior Meter Reading	4,268
Total Usage	48.000000 kWh
Baseline Territory	T
Heat Source	Not Electric
Serial	K
Rotating Outage Block	50

12/04/2016 – 12/31/2016	Your Tier Usage	<input type="text" value="1"/>	<input type="text" value="2"/>	<input type="text" value="3"/>
-------------------------	-----------------	--------------------------------	--------------------------------	--------------------------------

Minimum Delivery Charge ¹	28 days	@ \$0.32854	\$9.20
Energy Charges	42.000000 kWh	@ \$0.09684	4.07
Energy Commission Tax			0.01

01/01/2017 – 01/04/2017	Your Tier Usage	<input type="text" value="1"/>	<input type="text" value="2"/>	<input type="text" value="3"/>
-------------------------	-----------------	--------------------------------	--------------------------------	--------------------------------

Minimum Delivery Charge ¹	4 days	@ \$0.32854	\$1.31
Energy Charges	6.000000 kWh	@ \$0.09838	0.59

Total Electric Charges \$15.18

¹ Minimum daily charge set by the CPUC

