Letter of Determination

October 30, 2017

Jim Abrams J. Abrams Law, P.C. 1 Maritime Plaza Suite 1900 San Francisco, CA 94111

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Record Number:

2017-005829ZAD

Site Address:

345 4th Street

Assessor's Block/Lot:

3751/165

Zoning District:

MUO (Mixed Use – Office)

Staff Contact:

Natalia Kwiatkowska, (415) 575 – 9185 or

natalia.kwiatkowska@sfgov.org

Dear Mr. Abrams:

This letter is in response to your request for a Letter of Determination regarding the property at 345 4th Street. The subject property is located in the MUO (Mixed Use – Office) Zoning District, SOMA Youth and Family Zone Special Use District (SUD), and 85-X Height and Bulk District. The request seeks a determination of the legal use of the property.

Background

The subject building was constructed in 1925 as an industrial building. The subject property appears to have been located within Light Industrial Zoning Districts until 2009 at which time it was rezoned to the MUO Zoning District.

Information contained in the memorandum prepared by Page & Turnbull and included with your request as well as the permit history for the building indicate that the property was originally used as display showroom/warehouse in the mid-1920s through late-1950s. As noted in the memorandum: "No additional detail relating to the interior spatial arrangement or use were able to be recovered. Presumably, the display room was located at ground level and additional storage or perhaps offices within the second story."

In 1960, the building transitioned to a sports merchandise office, warehouse and retail location owned and operated by Hagemeister-Lert (a sports equipment designer/manufacturer). In 1960, Building Permit Application No. 208142 (dated February 2, 1960) describes the existing and proposed use as "offices" as well as several subsequent permits; however, records indicate that the building was not used solely as an office building and continued to include wholesale and retail uses.

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

Reception: 415.558.6378

Fax:

415.558.6409

Planning Information: 415.558.6377 Jim Abrams 1 Maritime Plaza Suite 1900 San Francisco, CA 94111 October 30, 2017 Letter of Determination 345 4th Street

In 1993, the building transitioned to an office use occupied by Thinkware and Building Permit Application No. 09308311 (dated May 18, 1993) listed the existing and proposed uses as "office/warehouse" and records indicate the building was used entirely as office by this occupant.

In 2003, the building transitioned to a retail use with accessory office occupied by Pacific Bicycle, which occupied the building until February 2017. Pacific Bicycle received Building Permit Application No. 200305305866 (issued July 22, 2003) to change the use of the building from "office" to "retail & office". The associated plans show the property was used as retail with accessory offices and the permit was properly reviewed and approved by the Planning Department and issued by the Department of Building Inspection. While the permit expired on February 12, 2007; photographs of the interior while occupied by Pacific Bicycle show the property was used as retail with accessory office, consistent with the plans associated with Building Permit Application No. 200305305866.

Office Use in the MUO (Mixed Use - Office) Zoning District

Per Planning Code Section 842.66 and 890.70, office uses are permitted in the MUO Zoning District. A building permit application documenting a change of use from retail with accessory office to an office will be required and will be subject to neighborhood notification pursuant to Planning Code Section 312.

Determination

In your request, it is argued that the existing legal use of the building should be deemed to be office, given that Building Permit Application No. 208142 (from 1960) listed both the existing and proposed uses as office and was approved by the Planning Department. However, given that 1) the 1960 permit lists both the existing and proposed uses as office (which is not considered to be a change of use), 2) the absence of any prior permit establishing an office use and, 3) evidence submitted with your request indicating that the building was not used entirely as office at this time (but a mix of office, warehouse and retail uses), it is my determination that the 1960 permit cannot be relied upon to determine the last legal use of the subject building as an office building.

Based upon available information, including Building Permit Application No. 200305305866 (which changed the use of the building to retail with accessory office), recent interior photographs of the property, and the information provided with your request, it is my determination that the last permitted use of the subject property is retail with accessory office.

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

Natalia Kwiatkowska, Planner

J. ABRAMS LAW, P.C.

One Maritime Plaza Suite 1900 San Francisco, CA 94111

June 12, 2017

Mr. Scott Sanchez **Zoning Administrator** San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

R #2017 - 008529 ZAD CR # 1044 \$ 664 -R. SUCRE (SE)

Request for Letter of Determination - 345 4th Street, San Francisco, California

Ar. Sanchez: (375)/165) Re:

Dear Mr. Sanchez:

This firm represents 4th & Harrison SF, LLC, the owner of the building located at 345 4th Street (Assessor's Parcel Number 3751/165), San Francisco, California (the "Property"). This is a request for a Letter of Determination to determine the legal use of the Property. For the reasons described below, we believe that the legal use of the Property has been office (with accessory retail use) since at least 1960, but we request a formal determination on this issue. Records indicate that office use began at the Property in or prior to 1960 and no post-1960 building permit effectuated a change of use. In 1960, the Planning Department signed a building permit listing office as both the present and proposed use.

A. **Background**

The Property is currently located in a Mixed Use Office ("MUO") zoning district and in the proposed Central SoMa Plan Area. Permitted uses in MUO districts include office uses and housing, as well as small-scale light industrial arts and activities. In 1960, the Property was located in a Light Industrial (M-1) district. Office and retail uses were both principally permitted at the Property by the Planning Code in effect in the year 1960.² Other principally permitted uses included wholesale storage warehouse and light manufacturing uses.

As discussed below, we have determined that, beginning in 1960, the Property was used as the principal office of Hagemeister-Lert, Inc., a company in the business of designing and selling ski equipment and clothing. Records indicate that the Property also included retail space on the ground floor. which retail space was operated by Hagemeister-Lert to sell its ski items. Beginning in 1993, the Property was leased to third-party tenants (Thinkware and then Pacific Bicycle), but never ceased to be used as an office, because no building permits formally changing the use of the building to retail use were effectuated. The Planning Department approved the 1960 office use and no subsequent approved change of use occurred thereafter.

¹ We understand that the Property was originally addressed 343 4th Street until the mid-1970s.

² See Sections 211.1, 210.1, 209.1, 208.1, and 207.1(c) of the 1957 City Planning Code; note that uses principally permitted in an M-1 district are those principally permitted in C M districts, which are uses principally permitted in C-3 districts, etc.

³ Hagemeister Properties, Inc., presumably an affiliate of Hagemeister-Lert. Inc., is listed as the Property Owner on building permits beginning in 1989. According to Page & Turnbull, Wolfgang Lert, a former collegiate skier-turned-skiing journalist retired from Hagemeister-Lert, Inc. in 1992, leading to this transition in ownership.

Advertisement images from the late 1960's list the Property as the retail or office location of Hagemeister-Lert, Inc. One example, from the November 1969 issue of Ski Magazine is included above. This evidence suggests to us that the Property was used by Hagemeister-Lert, Inc. as an office and retail location rather than as a location for the manufacture of goods.

C. Building Permit History

As discussed above, the last use properly approved by the Planning Department was the office use, as identified in the application for Building Permit No. 235957 in 1960 (the "1960 Permit"). Indeed, the application submitted with the 1960 Permit also identifies office as the existing use, suggesting that the Property was converted to office use sometime between 1937 (when a building permit identified the use as "Display Room") and the 1960 Permit. As noted above, it was not common practice at that time to file a building permit simply to change between principally permitted uses. A complete table of the building permits on record appears on the following page. Copies of the building permits are attached hereto.

We respectfully request a determination about the legal use of the Property. Given that (i) office use began at the Property in or prior to 1960, subject to the 1960 Permit, which was signed by the Planning Department and (ii) no post-1960 building permit effectuated a change of use, we believe that the Property has been legally used as office for at least the last 57 years.

Please let me know if you have any questions. I can be reached at (415) 999-4402 or at jabrams@jabramslaw.com.

Sincerely yours,

Jim Abrams

1989	345	8918636	Hagemeister Properties, Inc.	Office / Office	No	
1991	345	9108180	Hagemeister Properties, Inc.	Offices / Offices	No	
1992	345	9210721	Hagemeister Properties, Inc.	Office / Office	No	
1993	345	9308311	Hagemeister Properties, Inc.	Office/Warehouse / Office/Warehouse	No	
2002	345	2002101 79251	Hagemeister Properties, Inc.	Office/Warehouse / Office/Warehouse	No	
2003	345	2003053 05866	Hagemeister Properties, Inc.	Office / bicycle Sales (Retail) + Office	Yes	According to the San Francisco Property Information Map, this permit expired. It was amended once before such expiration.
2011	345	2011102 57531	Mrs. Hans Hagemeister	Office / Office	No	

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CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION
APPLICATION F

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT

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CITY AND COUNTY OF SAN FRANCISCO

DEBARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

\$1.65 FORM

APPLICATION FOR BUILDING PERMIT

ALTERATION

		October 8, 193.7
App for ; to th	lication is hereby made to the Depa permission to build in accordance we se description and for the purpose	artment of Public Works of the City and County of San Francisco
(1)	Location 343 Fourth Stre	et
(2)	For what purpose is present building	ng now used? None
(8)	For what purpose will building be	used hereafter? Display Room
(4)	Total Cost \$ 921.00	
(5)	Description of work to be doneD	ivide 1st floor by partitions to form Displa
	Room, and Office.	
	Partition to be 2 x 4 -	16 O.C. II ft. high, wood lath and two coat
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(6)	Contractor (DOES) carry Wor	rkmen's Companyation Insurance
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	I hereby certify and agree if a per-	mit is igned that all the provisions of the DITTI DING I AND HILL
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(12) Owner Foster & Eleiser Division of W.R. Grace & Co.

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Confractor

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DEPARTMENT OF PUBLIC WORKS BLDG. FORM

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APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS 16 AN 9 13

Awaliastian is bounty	of Public Works of San Francisco for permission to
build in accordance with the plans and specifications and for the purpose hereinafter set forth:	s submitted herewith and according to the description
(1) Location	
(2) Total Cost \$ 15000 50 (3) No. of stories	2 (4) Basement 1/0
(5) Present use of building OFFICES	Yes or No
(7) Proposed use of building	•
(9) Type of construction. MASONERY 1, 2.3.	•
1, 2,3,	4, or 5 Building Code Occupancy Classification
11) Any other building on lot. Yes or No. (Must b	
12) Does this alteration create an additional floor of	Yes or No./
13) Does this alteration create an additional story (Yes or No .
14) Electrical work to be performed	Plumbing work to be performed.
15) Ground floor area of building 5000	sq. ft. (16) Height of building.
17) Detailed description of work to be done	
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tion control to the control of the c	The state of the s
(8) No portion of hydiding or company	
9) Supervision of construction by	Coound Address 2440 MARINO
0) General contractor/ICA W Conve	California License No 1037N
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Address 1539 4 TA ST	Zamornie Certificate No
	4 14 14 14 14 14 14 14 14 14 14 14 14 14
	California Certificate No
Address.	F
further agree to save San Francisco and its off mages which may accrue from use or occupancy ything else in connection with the work included a upon the opposers of the connection.	issued for the construction described in this applies ordinances applicable thereto will be compiled with ideals and employees harmless from all costs are of the sidewalk, street or subsidewalk space or from in the permit. The foregoing covenant shall be bind eir heirs, successors and assignees.
6) Owner Ja Haws HAKEGEIST	eir heirs, successors and assignees. (Phone (For Contact by Bureau)
Address 343 4 Th ST	(For Contact by Bureau)
By Free Jales	Address 2440 MAN 10018
PERMIT OF OCCUPANCY MUST BE OBT	Address 2 4 40 / Art 2005 R thed Architect, Engineer or General Contractor AINED ON COMPLETION OF HOTEL OR 808 SAN WEANNESTED
APARTMENT HOUSE PURSUANT TO SEC	808 SAN FRANCISCO BUILDING CODE.

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perintendent, Bureau of Building Inspectior 220715 I agree to comply with all conditions or stipu-lations of the various Bursaus or Departments

Permit No...

Issued ...

Owner's Authorized Agent

Bureau of Engineering

Juna Ven Loung 3/8/6 / Structural Engineer,

Demete.

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	SPECTION OF PUBLIC WO		ENTRAL PERMIT BUREAU
4 7	BLDG, FORM		
	1	APPLICATION FOR PERMIT SIGNS—BILL BOARDS	
	4		= /377 Z 1061
#* ₩*		and the State of the	e City and County of San Fran-
	Application is hereby made cisco for permission to build in a cording to the description and	to the Department of Public Works of the scordance with the plans and specification for the purpose hereinafter set forth:	The Property of the Property o
3 X	www.mommarc.dichi =	NON-FLECTRIC SIGN	BILL BOARD
34	(1) Location 3 43	- 4 th St	<u> </u>
	(2) Total Cast \$	(3) Number of sto	ories in building2
# A	At Present use of building	SK! 29 m/h- 15) Type o	f building
	(6) If Sign give: Style	,	Tr.
	Thickness!"	Size 4 . 14 Ft. Weigh	t. 4C Lbs.
	(7)	·	
		PLOT PLAN AND ELEVATION	
	Indicate exactly t	he location of sign or billboard horizont	ally and vertically
12		1 1 5	of intraction with (1/2 iron brackets on bottom : 3 on top)
		00	en intruccia colo
	PAR TO THE	1/2	11/2 crow brackets
	1	1 1/4.	on votton, 3 on top)
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	(8) Omwings in duplicate	showing methods of attachments must b	e submitted with this application.
			construction, to be closer than 6'0"
	to any wire containing	more than 750 volts. See Sec. 385. Calif.	Penal Code.
	(10) Contractor Conf5.	ck w fit	
1	License No.	License No.	y of San Francisco
į	State of California	Harridon 37	
	Address A A (11) I hereby certify and a	ree that if a permit is issued for the con	struction described in this applica-
	tion, all the provisions	of the permit, and all the laws and often	officials and employees harmless
· .	from all costs and di	images which may accrue from use or	e work included in the permit. The
	foregoing covenant all successors and assign	tall be binding upon the owner of said	property, the apparant, their seria.
<u>.</u>	(12) Owner 1 - 2 - 1	in the said	ي ي
1	Address J34	+3 - 4 pt >T	Phone No.
<u>:</u>			(For contact by Bureau)
: -	Owner's Authorized Agent to be	Owner's Authorized Architect, Engineer or	General Contractor
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SAN FRANCIS	
500 ()	COMPANY PERMIT WUMANU PARA
	Write in Yak File Two Copies
DEPARTMENT	O.F. CITY AND COUNTY OF SAN FRANCISCO
BUILDING INSPECT	TOPDEPARTMENT OF PUBLIC WORKS BLDG, FORM CRNTRAL PERMIT BUREAU 2
	Application for Building Perbit Additions, Auterations or Repairs
	MAY 2.T TELLER
1	Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:
	(1) Location
1	(2) Total Cost (5)/ IRR (8) No. of Stories (4) Basement or Cellar A.C.
, F	(5) Present Use of building Contract Contract (6) No. of families
	(7) Proposed Use of building
	(9) Type of construction
	(11) Any other huilding on lot
	(12) Does this alteration creats an additional story to the building?
	(13) Does this alteration create a horizontal extension to the building
*	(14) Does this alteration constitute a change of occupancy
	(15) Blactrical work to be performed
	(17) Automobile runway to be altered or installed
	(18) Sidewalk over sub-sidewalk space to be repaired or altered
7 .	(19) Will street space be used during construction?
•	(20) Write in description of all work to be performed under this application:
	(Reference to plans is not sufficient)
•	Hew interior Partitions & Cailings
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	(21) Supervision of construction by B. M. A. M. Address L. L. Monday & M. C.
	(22) General Contractor
:	Address (28) Architect or Engineer (25) Make (22 California Certificate No.
	(28) Apeninect of Engineer Additional California Cartineate No.
į. ·	(28) Architect of Engineer Company of California Cartificate No. 100 design) Address California Cartificate No. 100 design of Cartificate No. 100 design of California Cartificate No. 100 design of C
	(Tay construction) Address
	(25) I hereby certify and agree that if a permit is issued for the construction described in this applied cation, all the provisions of the permit and all laws and ordinances applicable thereto will be a compiled with. I further agree to save San Francisco and its officials and employees harmless of from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The successors and assigness.
į	from all costs and damages which may accrue from use or occupancy of the sidewalk, street or a
.1	foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, E
	with a sum of the first term of a for the first term o
	(26) Uwher Por contract by Bureau 6

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Owner's Aginorized Agent to be Owner's Aufhorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURBUANT TO SEC, 808

AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job.

Owner is responsible for approved plans and application being kept at building site.

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		3	ADDITIONE, A	TERATIONS OR H	EPAIRS		N. A.	
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	j (7)	Proposed Use of be	HOZOMBRZOLI		(8) No. of	families		10
	(9)	Type of construction	aAlteration	(10)	Proposed Building			
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	(21	AMBERT A WELL	S.CONSTRUCTION	COMPANY, INC	* ************************************			
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	(28)	Architect or Engire	S73 Mission St	Califo	rnia Certificate l	ło		
	(24)	Architect or Engin	eer	Antie	mia Parisinia			My I
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		Owner is responsib	04, San Francisco B ile for approved plan	ailding Code, the bu s and application be	ilding permit sha ing kept at build	il be posted o	n job.	3
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FOR DEPARTMENTAL USE ONLY	ITY AND COUNTY OF SAN FRANCISCO 🥲 🚜 📗
APPROVED FOR ISSUANCE: AUB-1-8-1972	DEPARTMENT OF PUBLIC WORKS 「
	APPLICATION FOR BUILDING PERMIT
~ WASRONEW	ADDITIONS, ALTERATIONS OR REPAIRS
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4061 1/971 of s	PLANS AND SECURCIONS SUBMITED HEREWITH AND ACCORDING
	PLAIS AND SPECIFICATIONS SUBMITTED HEREWITH AND COCORDING
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Erst obstokning a Bellding Parmit authorizing sock thange. See Sec. 103, 104.8, 104.6, 802, 502.1, Sox Francisco Building Crde and Sec. 104, Sox Francisco Building Crde and Sec. 104, Sox Francisco Housing Code.	STRUCTION DESCRISED IN THIS APPLICATION, ALL THE PROVISIONS OF TH PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPUED WITH
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Grade lines at shows on drawings accompanying this opplication are extended to be correct. If arthol grade lines are not the core or shown excised deswing thoming correct grade lines, cars and lith tegather with complete details, or staining walls and wall lookings required must be submitted to this bureau for appeared.	d FROM USE OR OCCUPANCY OF THE SIDEWALE, STREET OR SUESDOWNER PSACE OF IRON ANTHINDS EASE IN CONNECTION WITH THE WOOSE NOCUL ID IN THE FERMIT. THE FOREGOING COYTINANT SHALL BE INDOMO UPON THE OWNER OF SUD PROPERTY, THE APPLICANT, THEIR HIRES, SUCCESSION
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APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN	N SIGNATURE OF OWNER OF AUTHORIZED ADEST
SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE	D. CHECK APPROPRIATE BOX.
THIS IS NOT A BUILDING PERMIT, NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.	A OWNER DACHSECT DENGINEER

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PART	A N C I S C O FOR DEPARTMENTAL USE ONLY APPROVED TO BURNES. OCT 11 1972 MENT QE INSUBATION PROVIDE TO BURNES.	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS
1	DATE TIME D. D. S. 1072 FILLING FEE RECEIPT NO.	OF SAN FRANCISCO DE ELONSTOTO DE LE COMPANO WITH THE MANS AND EFECIFICATIONS SUBMITTED RENEWITH AND ACCORDING TO THE DESCRIPTION AND POR THE PURPOSE HEREINAFTER SET FORTH. IT STREET ADDRESS OF JOS.
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	NISHKIAN & ASSOCIATES, Kevin L. Menninger, S	AGORESS S.E., 150 Fourth Street, Ste. 640, S.F. SE #3163
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	IMPORTANT NOTICES No change shall be made in the character of the ecupancy or use without fin	
	obtaining a Building Permit authorising such change. See San Prancisco Buildin. Code and San Froncisco Housing Code. No portion of building ar structure or scaffelding used during construction, to be close than 6°0° to any wire containing more than 750 volts. See Sec. 383, Californic	ossume the defense of the City and County of San Francisco against all such claims.
	Penal Code, Pursuant to San Francisco Building Code, the building permit shall be posted on th	be conformity with the provisions of Section 3800 of the Lobor Code of the State of Collifornia, the applicant shall have no file, or file with the Contail Permit Bureau either
	job. The owner is responsible for approved plans and application being kept of building site. Grade lines as shown on drawlings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing.	below, whichever is applicable. If however, Nem (VI) is checked than item (V) must be checked as well. Mark the appropriate method of compliance below:
[correct grade lines, cuts and fills together with complete details of retaining walls an wall facilities required must be submitted to this bureau for approval. ANY STIPULATION REQUIRED HEREN OR BY CODE MAY BE APPEALED.	g () I. Certificate of Consent to Self-haure issued by the Director of Industrial Relations. () II. Certificate of Workman's Compensation Insurance issued by an admitted Insurer.
ļ.	BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION 1 POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED	IS () III. An exact copy or duplicate of (i) certified by the Director or (ii) certified by the insurer.
•	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 88 OBTAINED, SEPARATE PERMITS ARE REQUIRED I ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24)	is (\$3000, I shall not employ any person in any money so as to become)
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	from all electrical wires or equipment. CHECK APPROPRIATE BOX OWNER ARCHITECT ENGINEER	applied for shall be deemed revoked. V. Larify as the awner for the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of
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	(25) ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION (1)) ADDRESS CAU. CERTIFICATE NO. (26) CONSTRUCTION LEFORM (1) OFFER NAME AND BRANCH DESIGNATION IF ARY, ADDRESS
!	(26) CONSTRUCTION LEMBER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO BROWN CONSTRUCTION LEMBER, ENTER "ENDOWNY). !
ı	IMPORTANT NOTICES No change shall be made in the character of the occupancy or use without first HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to the occupancy of the occupancy occupancy of the occupancy occupanc
·	No change shall be made in the character of the occupancy or use without first abtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code. No portion of building a structure or scaffolding used during construction, to be closer than 60° to gav wire containing more than 730 volts. See Sec. 385. California
	than 60° to any wire containing more than 750 volts. See Sec. 385, California Penal Code. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at
!	building site. Grade lines as shown an drawings accompanying this application are assumed to be below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:
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OWNER'S AUTHORIZED AGENT



APPROVED

DEPARTMENT OF BUILDING INSPECTION

JUL 2 2 2003

ERANK Y. CHIU, DIRECTOR

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 TO OTHER AGENCIES REVIEW REQUIRED

FORM B OVER-THE COUNTER ISSUANCE. SHL CALE, NUMBER OF PLAN SETS

CITY-AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION SE SAN FRANCISCO FOR PERMISSION TO BUILDING ACCORDING TO THE DESCRIPTION AND SPECIFICATIONS SUBMITTED HERBITAL AND ACCORDING TO THE DESCRIPTION AND EDRITHE PURPOSE LEGISLANTED BUILDING TO THE DESCRIPTION AND EDRITHE PURPOSE LEGISLANTED BUILDING TO THE PURPOSE

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REQUEST

BLOCK 3751 LOT 165 (PA) PENER COST. PAD-PC ZHRS., PUB-5112 () HYS LEW/WY DATE 6/26/03

BLOCK & LOT

INFORMATION TO BE FURNISHED BY ALL APPLICANTS		
LEGAL DESCRIPTION OF EXISTING BUILDING		
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION		
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				ADDITIONAL II	VFORMATION				
(17) COES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO SHILLDING?	YES	Ü	(18) IF (17 IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	FI.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO DUBLING?	YES MO	14	FLOOR AREA	80. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE	YES	O	(22) WILL BUILDING EXTERO BEYOND	YES (1		YES		(24) DOES THIS ALTERATION DORSTITUTE A CHANGE OF OCCUPANCY?	YES C
REPAIRED OR ALTERED?	NO	100	PROPERTY LINE?	NO 94	ON PLOT PLAN)	MO	м	, ur unurrentit	NON

NOT APPLICABLE

(25) ARCHITECT OH ENGINEER (DESIGN) CONSTRUCTION (1) DAVIS WAHL LLP AND DECENDATION ON THE REAL AND BRANCH DESCRIPTION F ANY.

1 THERE IS NO DOWN CONSTRUCTION LEADER, BATTER "LEXIVOWAY" 750 PINE ST. No 44, SF 94108 C 28439

IMPORTANT NOTICES

HANDSHIP

No portion of building or structure or scattoking used during construction, to any wire contemps, more than 750 volts See See 385, California Penul Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is usponsible 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 per post the same as shown revised drawings showing correct grade fines, and the grade lines with courside details of returning walls and wat foodings required must be substituted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE CCOUPLED UNTIL CERTIFICATE OF FRAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRAMMED, WHEN REQUIRED.

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

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STATTED UNTIL A BUILDING PERMIT 19 ISSUED

In chrollings all insulating materials must have a clossence of not less than two inches from All electrical ways or equipment.

CHECK APPROPRIATE BOX

ADA

APPLICANT'S CERTIFICATION

I HEIRIEST CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, LITTLE PROVINCING OF THE PERMIT AND ALL LAWS AND ORDINANDES THERETO WILL BE COMPLIED WITH.

9003-03 (REV. 1/02)

NOTICE TO APPLICANT

WORK ; IMPROVEMENTS AT GNISTING

HOLD HARMLESS CLAUSE. The parallelegic by acceptance of the permit, agree(e) to indernally and hold hermices the City and County of San Francisco from and agreent any soft at claim, defended and close for demanges examing internogenees the City and county of San Francisco. On the City is a County of San Francisco, and to assume the defense of the City an County of San Francisco agreement as such claims, claims and county of San Francisco agreement as such claims, claims and county of San Francisco agreement as such claims, claims and such claims are such claims, claims and such claims, claims and such claims are such claims, claims and such claims, claims and such claims are such claims.

amily will the provisions of Section 3800 of the Labor Code of the State of California, the of shall have coverage under (i), or (ii) designated below or shall indicate liern (iii), or (iv), or is applicable, if however firm (iv) is chacked usen (iv) must be checked as well. Mark the intermediated compliance below.

reby affirm under penuity of perjury one of the following declarations:

- I have and will maintain a sertificate of consent to self-maun for worker's compensation, as provided by Seation 3700 of the Labor Code, for the performance the work for which this permit is issued.
- There and will maintain workers' compensation insurence, as required by Seolion 3700 oil the Labor Code, for the performence of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Policy Number ___ El. The cost of the work to be done in \$100 or less.

N. Loadly that in the performance of the work for which this permit is issued, I shall not amploy any person in any manner so as to become subject to the workers compensation laws of California. I further actinovirates that I understand that is the event that I shaded become subject to the worther compensation provisions of the Labor Code of California and finit to comply instruction with the provisions of Section 3000 of the Labor Code, that the permit harvest applied for the the december avoidable.

(certify as ther begins (or the agent for this owner) that in the performance of the wo which they bernally issued, I will employ a contractor who complete with the works companylation leafs of Celtiforal and when, pitch to the commonscensent of any work ownership copy at this feare with the Central Bureau. ()

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!		agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and sittached statements of conditions or stipulations, which are hereby made a part of this application	
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	IMPORTANT NOTICES No change shell be made in the changes of the occupancy or use without linst obtaining a Bu	
	Permit authorizing such change. See San Francisco Building Code and San Francisco House Code.	actions for damagos resulting from operations under this permit, regardless of negligence of the City and
	No portion of building or structure or scallolding used during construction, to be closes than 6 any wire contempt; more than 750 volts See Sec 385, California Panal Code	such caunal, denance or scrone
	Pursuant to San Franceco Building Code, the building permit what be posted on the job. The owner is responsible for approved plans and application being kept at building site.	In conformity with the pronsons of Section 3300 of the Labor Code of the State of Castomer, the expiciant shall have coverage under (\$1, or (\$1) deeppeated below or shall indicate term (\$10), or (\$7), or (\$7), whichever is applicable. If however fish (\$7) is checked also (\$17) must be checked as well. Must the
	Grade lines at shown on drawings accompanying this application are assumed to be correct, actual grade intel are not the same as shown revised drawings showing correct grade lines, or	If appropriate method of compliance below
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	BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IR POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED	() III have and we mainteen workers compensation ansurance, as required by Section 3700 of the Labor Code, for the performance of the work for which the permit is issued. My workers:
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	CHECK APPROPRIATE BOX OWNER CHARCHITECT	Subject to the workers' compensation provisions of the Labor Code of California and full to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit
	CHESSES CACENT	heren applied for shall be deemed revoked V. I opidly as the owner (or the agent for the owner) that is the performance of the work for
	APPLICANT'S CERTIFICATION.	wiften this permit is statued, I will employ a contractor who complete with the winthers' emperation rews of California and who, prior to the ocommonement of any work, will life a formolesed gray of their form with the Carteral Permit Bureau.
	I HEREBY CERTIFY AND AGREE THAT IF A PERMIT OR ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS	9:10:03
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