



JOB SITE ADDRESS #: 200 Clement St, SF CA 94118

PERMIT APPLICATION #:

## PROPERTY OWNER'S DISCLOSURES

### Disclosures & Forms for Owner-Builders Applying for Building Permits

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I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

☒ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason. \_\_\_\_\_

1. By my signature below, I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or online at: [leginfo.legislature.ca.gov/](http://leginfo.legislature.ca.gov/).

### OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

*Read and initial each statement below to signify you understand or verify this information.*

- rc 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- rc 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- rc 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- rc 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- rc 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- rc 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- rc 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
- rc 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.
- rc 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or [cslb.ca.gov](http://cslb.ca.gov) for more information about licensed contractors.
- rc 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed changes at the following address.  
200 Clement St., SF CA 94118
- rc 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.
- rc 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.



### WORKERS' COMPENSATION DECLARATION

Warning: failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in section 3706 of the labor code, interest, and attorney's fees.

I hereby affirm under penalty of perjury that: (select one)

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy No. \_\_\_\_\_

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

Name of Agent \_\_\_\_\_ Phone Number \_\_\_\_\_

☒ I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

### DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury one of the following declarations: (select one)

☒ I have no construction lending agency for this project.

☐ I have a construction lending agency, of the following, for the performance of the work for which this permit is issued (Section 8172, Civil Code).

Lender's Name \_\_\_\_\_ Branch Designation \_\_\_\_\_

Lender's \_\_\_\_\_ Address \_\_\_\_\_

### ASBESTOS REMOVAL DECLARATION & LEAD HAZARD WARNING

☒ I certify that notification of asbestos removal is either not applicable or has been submitted to the Bay Area AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at <https://www.baaqmd.gov/permits>. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at San Francisco Public Health Department at [sfdph.org/dph/EH/CEHP/Lead/InfoContractor.asp](http://sfdph.org/dph/EH/CEHP/Lead/InfoContractor.asp).

By my signature below, I certify to each of the following:

- I am authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of a government-issued ID, like your Driver's License, state-issued ID card, alien registration card, or passport or form notarization is required to be presented when the permit is issued to verify the property owner's signature.

Property Owner's Name Wai Family Clement Property LLC Date July 9, 2025

Property Owner's Email primepropertysf88@gmail.com Phone Number 415 516 4716

Property Owner's Signature  Managing member of Wai Family Clement Property LLC **Robert Chan**

The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a building permit for the Owner-Builder.

### AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to the Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person to act as my agent to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Description of Work paint mural on 3rd Avenue side of building based on approved design specifications

Project Location or Address 200 Clement St., SF CA 94118 Phone Number 415 308-5056

Authorized Agent's Name Amy R. Lee Authorized Agent's Email amyrachellee7@gmail.com

Authorized Agent's Address 745 8th Avenue, SF 94118

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Property Owner's Signature  managing LLC member Date 7/9/2025





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Property Owner's Signature  managing LLC member Date 7/9/2025



## Mural Design Information Form

LEAD ARTIST

ADDRESS

CITY

STATE  ZIP CODE

EMAIL  PHONE

PROJECT COORDINATOR

ADDRESS

CITY

STATE  ZIP CODE

EMAIL  PHONE

SPONSORING ORGANIZATION

ADDRESS

CITY

STATE  ZIP CODE

EMAIL  PHONE

FUNDING SOURCES

PROPOSED SITE (address, cross street)

DISTRICT



MURAL TITLE	Consider the flowers
DIMENSIONS	20'x15'
ESTIMATED SCHEDULE (start and completion dates)	Start: July 30, Completed by: August 30
1. Proposal (describe proposed design, site and theme. Attach a separate document if needed).	The proposed design for the corner of Clement St and 3rd Ave contains a coffee branch with a sparrow perched upon it. California poppies are a tribute to the home state of Evermore cafe and it's founders. Their vision is to create a place of rest, where we don't have to be anxious or worry about tomorrow. If the birds are fed and the flowers dresses so finely, we will surely be taken care of as well.
2. Materials and processes to be used for wall preparation, mural creation and anti-graffiti treatment.	The wall will be scoured to ensure a clean surface for paint to adhere to. Exterior grade housepaint will be used for the mural creation and anti-graffiti varnish will be applied afterwards to protect the artwork.
3. List individuals and groups involved in the mural design, preparation and implementation.	Valerie Yee

**Attach the following documents to this form:**

1. Lead artist's resume/qualifications and examples of previous work
2. Three (3) letters of community support
3. Letter or resolution approving proposal from city department **or**;
4. Letter of approval from private property owner along with Property Owner Authorization Form
5. Signed Artist Waiver of Property Rights for artwork placed upon city property **or**;
6. Signed Artist Waiver of Proprietary Rights financed in whole or in part by city funds for artwork placed upon private property
7. Maintenance Plan (including parties responsible for maintenance)
8. Color image of design
9. One image of the proposed site and indicate mural dimensions

**\* Please note: all the documents above must be combined into one pdf packet that is under 20mb.**





# VALERIE YEE

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## GRAPHIC DESIGN

CREDIT KARMA  
SENIOR GRAPHIC DESIGNER  
09/2018 – 04/2025

SUNSET CHURCH  
01/2016 – 04/2025

## MURALS

SWEET PASSION BAKERY  
12/2021

NURTURE & NATURE CHILDCARE CENTER  
12/2023

JUST KIDS PEDIATRIC DENTISTRY  
12/2023





**VALERIE YEE**  
MURALIST & GRAPHIC DESIGNER

**GRAPHIC DESIGN**

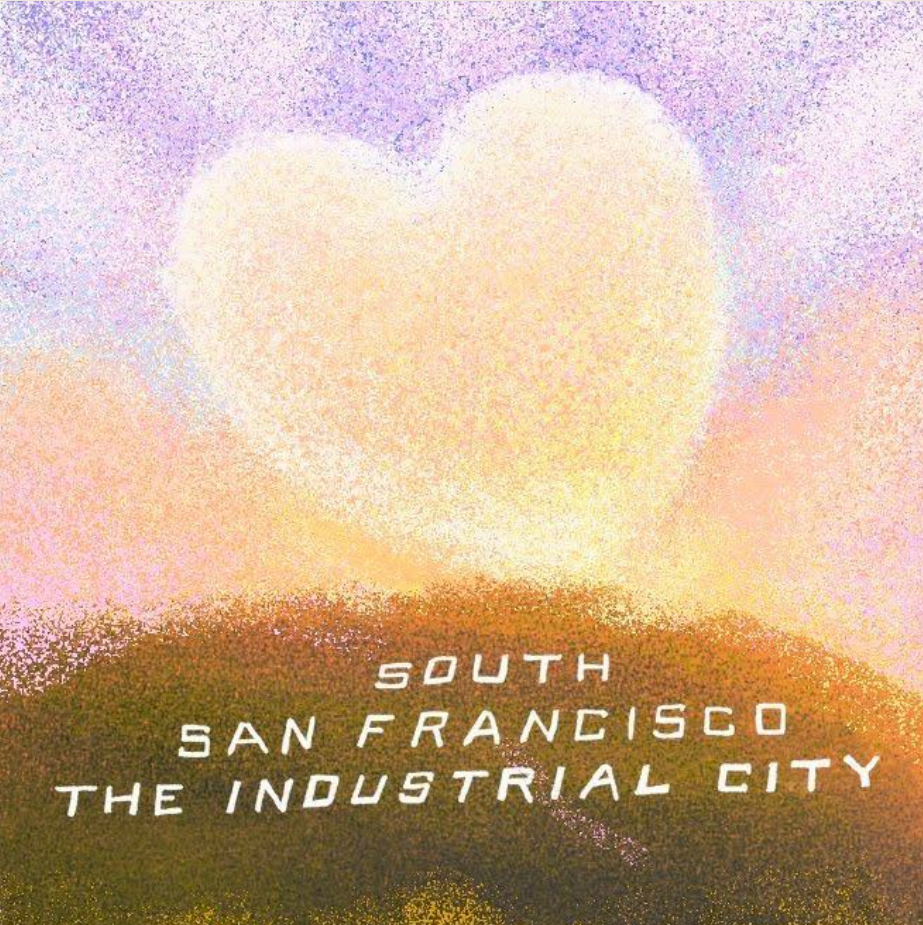
CREDIT KARMA  
SENIOR GRAPHIC DESIGNER  
09/2018 – 04/2025

**MURALS**

SWEET PASSION BAKERY  
12/2021

NURTURE & NATURE CHILDCARE CENTER  
12/2023

JUST KIDS PEDIATRIC DENTISTRY  
12/2023







VALERIE YEE

Just Kids Pediatric Dentistry  
FREMONT, CA

BEFORE



AFTER







VALERIE YEE

Nurture And Nature Childcare Center  
MILLBRAE, CA

BEFORE



AFTER







VALERIE YEE

Sweet Passion Bakery  
SF, CA

BEFORE



AFTER







Height: 13 ft

Width: 18 ft

Mural will be painted on 3rd Avenue side of building, from the end of the large storefront window to the middle of the smaller window



Alt Word  
Choice:  
“Eyes on  
the  
Sparrow,  
Mind on  
the  
Flowers” or  
“I see the  
birds, I see  
the  
flowers”





To the SF AC team,

I am in support of the proposed mural for 200 Clement St and feel it would benefit the community as well as add to the vibrancy of the neighborhood.

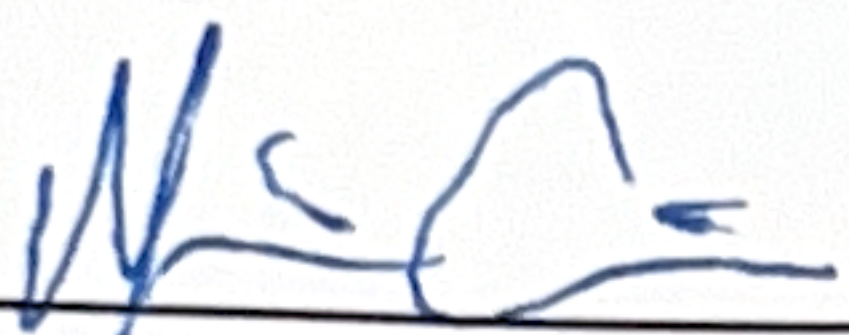
Name:

MARIO GARCIA

Date:

7/12/2025

Signature:



Business Owner or Resident Address:  
(Circle one)

644 28<sup>th</sup> Ave SF CA 94121



To the SF AC team,

I am in support of the proposed mural for 200 Clement St and feel it would benefit the community as well as add to the vibrancy of the neighborhood.

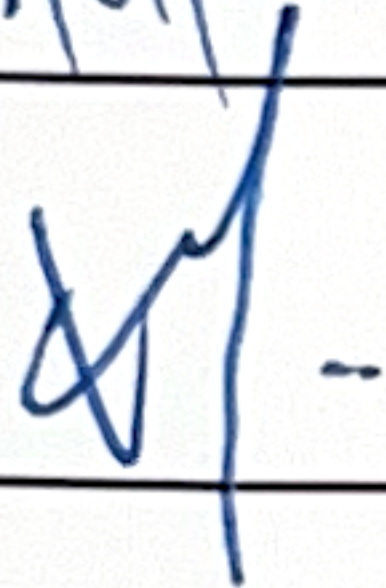
Name:

VASTELLO TO

Date:

7/12/2025

Signature:



Business Owner or Resident Address:  
(Circle one)

Rise and GRIND coffee




To the SF AC team,

I am in support of the proposed mural for 200 Clement St and feel it would benefit the community as well as add to the vibrancy of the neighborhood.

Name: Danielle McQuinn

Date: 07/12/25

Signature: 

Business Owner or Resident Address:  
(Circle one)

777 Arqello Blvd. #207  
San Francisco, CA 95118



## Waiver of Proprietary Rights

### for Artwork Placed Upon PRIVATE PROPERTY under VARA and CAPA

The artist, Valerie Yee has designed a work of visual art ("the Artwork") as described below. The Artwork will be located at the address below, with consent from \_\_\_\_\_ (hereinafter referred to as the "Property Owner").

DESCRIPTION: [type, mural, medium]:

This mural is a 2D painted mural containing imagery of a variety of foliage and birds, as well as the words "Look at the birds. Consider the flowers." or "Who feeds the birds and who dresses the lilies?"

TITLE, DATE: Consider the flowers

DIMENSIONS: Roughly 20' x 12'

ADDRESS/LOCATION: 200 Clement St, San Francisco, CA 94118

As a condition of the Property Owner's approval and authorization to create the Artwork on the Property, Artist agrees to waive and does hereby waive voluntarily all rights to attribution and integrity with respect to the Artwork and any and all claims as may arise under the Visual Artists Rights Act of 1990, 17 U.S.C. §§106A and 113(d) ("VARA"), the California Art Preservation Act (Cal. Civ. Code §§987 and 989) ("CAPA"), or any other local, state, foreign or international law, as currently drafted or as may be hereafter amended, that conveys the same or similar rights (collectively "Moral Rights Laws"), with respect to the Artwork, its display, removal from display, exhibition, installation, conservation, storage, study, alteration and any other activities conducted by the Property Owner or any future owner of the Property. If the Artwork is incorporated into a building such that the Artwork cannot be removed from the building without physical defacement, mutilation, alternation, distortion, destruction, or other modification (collectively, "Modification") of the Artwork, Artist waives any and all such claims under any Moral Rights Laws arising out of or against any current or future owners of the Property, and its agents, officers and employees, for Modification of the Artwork.

The Property Owner, or any future owner of the Property, has the absolute right to change, modify, destroy, remove, relocate, move, replace, transport, repair or restore the Artwork, in whole or in part without prior notice to the Artist. However, if the Property Owner, or any future owner of the Property, modifies the Artwork without the Artist's consent in a manner that is prejudicial to Artist's reputation, Artist retains the right to disclaim authorship of the Artwork in accordance with 17 U.S.C. § 106A (a) (2).

The Property Owner has no obligation to pursue claims against third parties for modifications or damage to the Artwork done without the Property Owner's authorization. However, the Property Owner may pursue claims against third parties for modifications or damage or to restore the Artwork if the Artwork has been modified without the Property Owner's or Artist's authorization. In the event that the Property Owner pursues such a claim, Property Owner shall notify the Artist, and Artist shall cooperate with the Property Owner's efforts to prosecute such claims.



Artist bears the sole responsibility for providing the San Francisco Arts Commission and Property Owner with any changes to the Artist's Address for Notice. Notice of changes must be mailed to the Arts Commission: 401 Van Ness Avenue, Suite 325, San Francisco, CA 94102 and to the Property Owner: <<INSERT ADDRESS FOR NOTICE>>.

PROPERTY OWNER

Property Owner: Wa: Family Clement Property LLC  
(or Authorized Agent):  
Address: 2269 Chestnut St, #104  
SF CA 94123  
Email: PrimeProperty.SF88@gmail.com  
Phone: (415) 516-4716  
SIGNATURE: Robert Chen, managing member of LLC owner  
DATE: 7/17/25

Text

ARTIST

ARTIST understands the effect of this waiver and hereby acknowledges that ARTIST is surrendering the rights described herein with respect to the Artwork.

Artist: Valerie Yee  
Address: 43 Arlington Dr, South San Francisco CA 94080  
Email: vallwu@gmail.com  
Phone: 510-552-8648  
SIGNATURE: Valerie Yee  
DATE: 05 / 28 / 2025

For more information regarding VARA and CAPA:

<http://www.sfartscommission.org/our-role-impact/about-commission/policies-guidelines/visual-artists-rights-act>

<http://www.sfartscommission.org/our-role-impact/about-commission/policies-guidelines/california-art-preservation-act>