

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
GABE POLK and LEAH SCHRAGA, _____
Appellant(s)

vs.

DEPARTMENT OF BUILDING INSPECTION,
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **25-032**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on August 28, 2025, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on August 25, 2025 to Elizabeth Home LLC, of an Alteration Permit (add new roof deck to existing Permit Application No. 2019-0603-2332; new stair to roof, new railings (glass); new decking; roof deck area is proposed 496 square feet) at 466 Elizabeth Street.

APPLICATION NO. 2025/04/24/5190

FOR HEARING ON October 29, 2025

Address of Appellant(s):

Address of Other Parties:

Gabe Polk and Leah Schraga, Appellant(s)
1021-1023 Noe Street
San Francisco, CA 94114

Elizabeth Home LLC, Permit Holder(s)
c/o Pezhaman Motevaselli, Agent for Permit Holder(s)
1256 Howard Street
San Francisco, CA 94103



Date Filed: August 28, 2025

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 25-032

I / We, **Gabe Polk and Leah Schraga**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2025/04/24/5190** by the **Department of Building Inspection** which was issued or became effective on: **August 25, 2025**, to: **Elizabeth Home LLC**, for the property located at: **466 Elizabeth Street**.

BRIEFING SCHEDULE:

Appellants' Brief is due on or before: 4:30 p.m. on **September 18, 2025, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, joseph.ospital@sfgov.org, pejman@siaconsult.com and erikapr@novodomus.design

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 2, 2025, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, joseph.ospital@sfgov.org and gabe@polk.im

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, October 8, 2025, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties are encouraged to attend in-person, but may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal.

Appellant:

Signature: Via Email

Print Name: Gabe Polk, appellant

Re: Appeal of Permit No. 202504245190 (466–468 Elizabeth St., Block/Lot 3653/020)

Dear Members of the Board of Appeals,

We, Gabriel Polk and Leah Schraga, respectfully appeal the issuance of Permit No. 202504245190 authorizing a new roof deck at 466–468 Elizabeth Street. This project was approved over the counter without Neighborhood Notification and will cause significant harm to neighboring properties, including ours.

Privacy: The deck will allow direct views into our bedroom, kitchen, and backyard. Planning Code §136(c)(25) and the City’s Residential Deck Guidelines specifically require minimizing privacy impacts.

Light, Air, and Character: The existing building—rebuilt after the unlawful demolition of a historic Edwardian—already obstructs light, air, and neighborhood views. Adding a roof deck intensifies massing and activity, contrary to Planning Code §101.1(b) priority policies.

Noise and Nuisance: Elevated outdoor use will generate amplified noise, especially during late-night gatherings, directly impacting our home’s livability.

Pattern of Process Circumvention / Precedent Concerns: The developer previously demolished the original Edwardian structure despite approvals requiring preservation, replacing it with a featureless box. Now, by applying for the roof deck separately, they avoided full Neighborhood Notification that would have allowed neighbors to weigh in on the true scope of the project. Granting this permit legitimizes a “backdoor” approach where applicants disclose projects piecemeal to evade community scrutiny.

For these reasons, we respectfully request that the Board revoke this permit.

Respectfully,
Gabe Polk & Leah Schraga
1021–1023 Noe Street, San Francisco
415-422-9591
gabe@polk.im

Permit Details Report

Report Date: 8/27/2025 3:24:07 PM

Application Number: 202504245190
Form Number: 8
Address(es): 3653 / 020 / 0 466 ELIZABETH ST
Description: ADD NEW ROOF DECK TO EXISTING PA 2019-0603-2332 NEW STAIR TO ROOF, NEW RAILINGS (GLASS) NEW DECKING. ROOF DECK AREA IS PROPOSED 496 SF.
Cost: \$50,000.00
Occupancy Code: R-3
Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
4/24/2025	TRIAGE	
4/24/2025	FILING	
4/24/2025	FILED	
8/25/2025	APPROVED	
8/25/2025	ISSUED	

Contact Details:

Contractor Details:

License Number: 991501
Name: DAITHI OBREASLAIN
Company Name: CURRENT CONSTRUCTION
Address: 3620 CESAR CHAVEZ ST * SAN FRANCISCO CA 94110-0000
Phone: 4159696915

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
BID-INSP		4/24/25	4/24/25			4/24/25	POWER ROBERT	Approved	
INTAKE		4/24/25	4/24/25			4/24/25	HANKINS ETHAN	Administrative	
INTAKE		5/1/25	5/1/25			5/1/25	BUFKA SUSAN	Administrative	
CP-ZOC		5/9/25	5/9/25			5/9/25	BIHL LAUREN	Approved	Approved OTC 5/9/25 - add new roof deck to exiting permit #201906032332; new stair to roof, new railings (glass), new decking; roof deck area is approx. 496 sf; lauren.bihl@sfgov.org
BLDG		6/20/25	6/20/25			6/20/25	JONES DAVID	Approved	Approved OTC the pad-str portion of a p/a for the construction of a roof deck including new deck framing, new glass guardrail and new skylights. Refer to p/a 2024-0625-5180 for a previous revision p/a to structure. BLDG review not performed at time of PAD-STR review, DMJ 06/20/2025; revised PTS to indicate this review comment contained in PAD-STR review station, DMJ 07/23/2025;
BLDG		6/26/25	6/26/25			6/26/25	IBARRA JEFF	Issued Comments	OTC
BLDG	1	7/23/25	7/23/25			7/23/25	IBARRA JEFF	Approved	OTC
PAD-STR		7/23/25	7/23/25			7/23/25	JONES DAVID	Approved	Approved OTC the pad-str portion of a p/a for the construction of a roof deck including new deck framing, new glass guardrail and new skylights. Refer to p/a 2024-0625-5180 for a previous revision p/a to structure. BLDG review not performed at time of PAD-STR review, DMJ 06/20/2025;

CPB		8/25/25	8/25/25			8/25/25	MOK CALVIN	Administrative	EH- MISSING BID PENALTY TRIANGLE
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This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

[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.

BRIEF SUBMITTED BY THE APPELLANT(S)

Appeal No. 25-032

Gabe Polk & Leah Schraga v. DBI / Permit Holder

Subject Property: 466–468 Elizabeth Street (Block/Lot 3653/020)

Permit No.: 202504245190 (Roof Deck)

Hearing Date: October 8, 2025

I. Introduction

We, the undersigned appellants, are the owners and residents of 1021–1023 Noe Street, San Francisco. We submit this appellate brief to request that the Board of Appeals revoke Permit No. 202504245190, which authorizes the construction of a 496 square-foot roof deck atop the structure at 466–468 Elizabeth Street.

The roof deck permit was approved over-the-counter (“OTC”) without Neighborhood Notification, despite the project’s significant impacts on privacy, light, air, and neighborhood character. This permit is part of a broader pattern of regulatory evasion by the permit holder, including the unlawful demolition of an original Edwardian building under the guise of “alteration,” manipulation of demolition calculations, and most recently, the continuation of construction even after this roof deck permit was formally suspended by the Board of Appeals.

We respectfully request that the Board revoke this permit. At minimum, the permit should be remanded with conditions sufficient to eliminate the roof deck’s adverse impacts on neighbors and to preserve the integrity of the Planning Code and permitting process.

II. Factual Background

A. The Original Permit and Demolition

In 2019, the project sponsor obtained Permit No. 201906032332, described as an “alteration” of the existing two-unit Edwardian building at 466–468 Elizabeth Street. In reality, the project scope entailed complete demolition of the building, including façade obliteration, interior gutting, excavation, and vertical and horizontal expansion (Exhibit D – Memo on Demolition).

Planning Code §317 prohibits unauthorized demolition of residential buildings. As documented in Exhibit D, the demolition calculations (“Demo Calcs”) were manipulated to avoid classification as a demolition. Despite the official description, the Edwardian structure was entirely removed and replaced with a featureless, box-like building inconsistent with neighborhood character.

B. The Roof Deck Permit

In April 2025, the developer applied separately for a roof deck permit (No. 202504245190). The permit scope called for “new railings (glass), new decking, and new stair to roof,” creating a 496 sf deck at the top of the building.

The permit was approved OTC on May 9, 2025, and issued August 25, 2025. No Neighborhood Notification occurred. Planning staff explained that, under current internal policy, roof decks do

not trigger §311 notice, even though historically they would have (Exhibit B; Roof Deck Policy Memo).

C. Permit Suspension and Violations

On August 28, 2025, upon filing of this appeal, the Board of Appeals automatically suspended the roof deck permit. Despite the suspension, the developer proceeded with construction over Labor Day weekend.

Moreover, instead of installing the approved “glass railings,” the developer constructed a solid pony wall, materially altering the permit scope and further obstructing views and light.

Photographs of this deviation are attached (Exhibit E - Photos).

This disregard for the suspension order and deviation from approved plans exemplify the permit holder’s ongoing pattern of noncompliance.

III. Legal Framework

A. San Francisco Planning Code

- **§101(c)** – Purposes of the Code include protecting light, air, privacy, and public welfare.
- **§101.1(b)** – Priority Policies require the City to protect neighborhood character, conserve open space, preserve sunlight, and maintain the livability of residential areas.
- **§135** – Requires usable open space: 100 sf private and 133 sf common per unit.

- **§136(c)(25)** – Roof decks are subject to placement restrictions and privacy review.
- **§317** – Prohibits demolition of residential buildings disguised as “alterations.”

B. Residential Deck Guidelines (2022 Update)

The Guidelines emphasize that decks must minimize privacy, light, and noise impacts. Roof decks, in particular, require careful siting to avoid direct overlook into neighbors’ living spaces.

IV. Argument

A. The Roof Deck Is Unnecessary: Open Space Requirements Already Exceeded

Planning Code §135 requires two-unit buildings to provide 701 sf of usable open space: 200 sf private (100 sf per unit) and 266 sf common (133 sf per unit).

As shown in Exhibit A, this project already provides **1,190 sf of open space**—435 sf of private open space via existing front and rear decks, and 990 sf of common open space in the rear yard. This exceeds requirements by nearly 70%.

Adding an additional 496 sf roof deck is gratuitous. The roof deck does not serve a code-mandated purpose. Instead, it introduces unnecessary impacts—privacy invasion, noise, and neighborhood character disruption—without providing any benefit to compliance.

B. The Roof Deck Violates Privacy Protections (§136(c)(25); Guidelines)

Planning Code §136(c)(25) regulates roof decks and directs Planning to evaluate privacy impacts. The Residential Deck Guidelines reiterate that privacy must be preserved, particularly where decks overlook bedrooms, kitchens, or private yards.

Here, the proposed deck directly overlooks appellants' **bedroom, kitchen, and backyard**. This intrusion is not incidental but central: the deck's vantage point allows persistent, unavoidable views into spaces where privacy expectations are highest.

Moreover, the deck disrupts the **mid-block open space corridor**, a collective amenity long protected in San Francisco planning policy.

C. The Roof Deck Impairs Light, Air, and Neighborhood Character (§101.1(b)(2))

Priority Policies mandate that development conserve neighborhood character and protect light and air.

The existing replacement building already overwhelms the block, erasing the appellants' views of Bernal Hill and introducing disproportionate bulk. Adding a roof deck increases both massing and active use at the building's highest point, compounding these harms.

The result is an over-scaled, intrusive structure inconsistent with the **Edwardian rhythm and texture** of the surrounding block (Exhibit C – Pre-Demolition Photos).

D. Noise and Nuisance Impacts (§101(c))

Noise impacts are a foreseeable consequence of roof decks. Elevated entertainment areas amplify sound into adjacent homes. Unlike ground-level yards, rooftop gatherings project noise directly into bedroom windows.

The scale of this deck—496 sf—makes it particularly suitable for large gatherings, ensuring persistent nuisance conditions inconsistent with §101(c)'s mandate to protect public welfare.

E. Pattern of Permit Manipulation and Violations (§317; Process Integrity)

This project is defined by regulatory evasion:

- **2019 Permit:** Demolition disguised as alteration, with manipulated Demo Calcs (Exhibit D).
- **2021 Entitlement Sale:** Marketed as a redevelopment opportunity (Exhibit C).
- **2025 Roof Deck Permit:** Applied separately to evade Neighborhood Notification (Exhibit B/42).
- **2025 Permit Suspension:** Construction continued in violation of suspension order, with unapproved pony wall substitution (Exhibit E).

This conduct contravenes §317 and undermines the integrity of the City's permitting process.

Approving the roof deck rewards manipulation and creates precedent for future evasion.

F. Precedent and Policy Concerns

The Board of Appeals is tasked with ensuring fair application of the Planning Code. If this permit stands, it will signal to developers that unlawful demolition and piecemeal permitting are effective strategies to avoid scrutiny.

Such a precedent undermines Neighborhood Notification, erodes trust in City processes, and degrades the livability of established neighborhoods.

V. Exhibits

- **Exhibit A** – Elizabeth Street Project Data (open space calculations).
 - **Exhibit B** – Neighbor Emails re: open space and notification.
 - **Exhibit C** – Entitlement Sale Ads showing pre-demolition Edwardian structure.
 - **Exhibit D** – Memo on Demolition and Demo Calcs (§317).
 - **Exhibit E** – Developer Disregard of Permit Suspension (photos of pony wall construction).
-

VI. Conclusion

For the foregoing reasons, we respectfully request that the Board of Appeals:

1. **Revoke Permit No. 202504245190** for the roof deck at 466–468 Elizabeth Street; or
2. At minimum, remand the permit for reconsideration with conditions eliminating privacy, noise, and neighborhood character impacts, and requiring strict compliance with Planning Code and Residential Deck Guidelines.

Respectfully submitted,

Gabriel Polk & Leah Schraga

1021–1023 Noe Street

San Francisco, CA 94114

ZONING: RH-3
(E) # OF UNITS: 2
(N) # OF UNITS: 2
ALLOWABLE HEIGHT: 40-X
(E) BUILDING HEIGHT: ± 35'-0"
(N) BUILDING HEIGHT: ± 39'-11"
(E) # OF CAR PARKING SPACES: 0
(N) # OF CAR PARKING SPACES: 2
(E) # OF BIKE PARKING SPACES: 0
(N) # OF BIKE PARKING SPACES: 2

BUILDING DATA:

(E) NUMBER OF STORIES: 2
(N) NUMBER OF STORIES: 3 OVER BASEMENT
CONSTRUCTION TYPE: TYPE "V-B"
OCCUPANCY GROUP: R-3
APPLICABLE CODES: 2016 CALIFORNIA CODES EDITIONS
W/ SAN FRANCISCO AMENDMENTS

(E) GROSS FLOOR AREA:

FIRST FLOOR: 1,141 ± S.F.
SECOND FLOOR: 1,268 ± S.F.
(E) TOTAL: 2,409 ± S.F.

(N) GROSS FLOOR AREA(INCL. GARAGE):

BASEMENT(GAR., UTILITY/BIKE ROOM): 1,013 ± S.F. **(GAR: 754 SF, BIC. RM: 125SF, STR.:57SF, OUTDR.: 77 SF)**

FIRST FLOOR: 1,473 ± S.F.
SECOND FLOOR: 1,667 ± S.F.
THIRD FLOOR: 1,153± S.F.
(N) TOTAL(INCL. GARAGE): 5,306 ± S.F.
TOTAL ADDITION: 2,896 ± S.F.

USABLE OPEN SPACE(PRIVATE): REQ: 200 S.F. (100 PER UNIT X 2)
PROV: 435 S.F. @ 3RD FLR ROOF DECK
USABLE OPEN SPACE(COMMON): REQ: 266 S.F. (133 PER UNIT X 2)
PROV: 990 S.F. @ REAR YARD

Cover Sheet

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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1	04/25/23	Planning Comments
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DRAWN	S.M.
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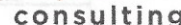
CHECKED	R.K.
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DATE	12/05/2018
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REVISED DATE	05/09/2024
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JOB NO.	18-1820
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UNIT #	(E) # OF BEDROOMS	(N) # OF BEDROOMS	(E) GR. LIVING AREA	(N) GR. LIVING AREA	(N) GARAGE PER UNIT	TOTAL(N)
1	2	2	1,141 ± S.F.	1,531± S.F.	374 ± S.F.	1,531 + 374 = 1,905 ± S.F.<3000 ±S.F.
			1,268 ± S.F.	1,694 + 1,145		2,839 + 374



SHEET TITLE

DEMOLITION JUSTIFICATION PER SFPC 317(b)(2)(B) - PART 1

FRONT FACADE	(E) Ln.Ft.	REMOVED	% REMOVED
FIRST FLOOR	25.17	14.42	
SECOND FLOOR	25.17	15.83	
REAR FACADE	(E) Ln.Ft.	REMOVED	% REMOVED
FIRST FLOOR	25.17	17.3	
SECOND FLOOR	21.75	17.3	
TOTAL	97.26	64.85	66.68%

&

EXT. WALLS @ THE FOUNDATION LEVEL	(E) LENGHT Ft.	REMOVED	% REMOVED
FIRST FLOOR (FRONT)	25.17	14.42	57.29%
FIRST FLOOR (REAR)	25.17	17.3	68.73%
FIRST FLOOR (LEFT)	61.08	6.25	10.23%
FIRST FLOOR (RIGHT)	61.08	35.25	57.71%
TOTAL:	172.5	73.22	42.45%

OR

ELEVATION	(F) AREA Sq.Ft.	REMOVED	% REMOVED
FRONT	583	393	67.41%
LEFT	1179	109	9.25%
RIGHT	1145	356	31.09%
REAR	460	320	69.57%
TOTAL:	3367	1178	34.99%

&

HORIZONTAL SURFACE	(E) AREA Sq.Ft.	REMOVED	% REMOVED
SECOND FLOOR	1154	72	6.24%
ROOF	1300	1300	100.00%
TOTAL:	2454	1372	55.91%

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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DRAWN S.M.

CHECKED R.K.

DATE 12/05/2018

REVISÉD DATE 12/02/2019

JOB NO. 18-1820

SHEET NO.

A-1.3

25% LINE

12/2018
REVISED 12/2019

#1 DEMO CALC MATRIX

SHEET TITLE

Demolition Diagram Elevations (SFPC Section 317)

* APPROVED BY DBI
PLANS DATED
10/29/2020
% REMOVED SAME
AS THIS MATRIX

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DATE 12/05/2018 ←

REVISED DATE 03/20/2020 ←

JOB NO. 18-1820

SHEET NO.

A 1 2

Demolition Calculation Per SFPC Section 317

DEMOLITION JUSTIFICATION PER SFPC 317(b)(2)(B) - PART 1

Removal of more than 50% of the sum of the Front & Rear Façade, measured in lineal feet

FRONT FAÇADE	(E) Ln.Ft.	REMOVED	% REMOVED
FIRST FLOOR	25.17	14.42	57.29%
SECOND FLOOR	25.17	24.8	98.53%
REAR FAÇADE	(E) Ln.Ft.	REMOVED	% REMOVED
FIRST FLOOR	25.17	17.3	68.73%
SECOND FLOOR	21.75	17.3	79.54%
TOTAL	97.26	73.82	75.90%

&

DEMOLITION JUSTIFICATION PER SFPC 317(b)(2)(B) - PART 2

Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level

EXT. WALLS @ THE FOUNDATION LEVEL	(E) LENGHT Ft.	REMOVED	% REMOVED
FIRST FLOOR (FRONT)	25.17	14.42	57.29%
FIRST FLOOR (REAR)	25.17	17.3	68.73%
FIRST FLOOR (LEFT)	61.08	6.25	10.23%
FIRST FLOOR (RIGHT)	61.08	35.25	57.71%
TOTAL:	172.5	73.22	42.45%

OR

DEMOLITION JUSTIFICATION PER SFPC 317(b)(2)(C) - PART 1 (VERTICAL ENVELOPE)

Removal of more than 50% of the Vertical Envelope Elements of the existing building, as measured in square feet of actual surface area.

ELEVATION	(E) AREA Sq.Ft.	REMOVED	% REMOVED
FRONT	543	393	72.38%
LEFT	1194	123	10.30%
RIGHT	1178	378	32.09%
REAR	473	321	67.86%
TOTAL:	3388	1215	35.86%

&

DEMOLITION JUSTIFICATION PER SFPC 317(b)(2)(C) - PART 2 (HORIZONTAL ELEMENTS)

Removal of more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

HORIZONTAL SURFACE	(E) AREA Sq.Ft.	REMOVED	% REMOVED
SECOND FLOOR	1187	58	4.89%
ROOF	1300	1300	100.00%
TOTAL:	2487	1358	54.60%

12/2018

REVISED 3/2020

#2 DEMOCALC MATRIX

25% LINE



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SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Demolition Diagram Floor Plans (SFPC Section 317)

Per Approved
Condition

DURING
ENFORCEMENT

*
DURING

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ISSUES / REVISIONS

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CHECKED R.K.

DATE 12/05/2018

REVISED DATE 03/16/2023

JOB NO. 18-1820

SHEET NO.

A-1.4

Demolition Calculation Per SFPC Section 317

317(b)(2)(B):				Max.
Front & Rear Facades - Lineal Foundation Measurements				Permitted
Elevation	(E) LF	Removed	% Removed	
South (Front) Façade	25.17	15.33	60.9%	
North (Rear) Façade	21.75	18	82.8%	
Total	46.92	33.33	71.0%	50.0%
AND				AND
Exterior Walls - Lineal Foundation Measurements				
Elevation	(E) LF	Removed	% Removed	
East	62	33.25	53.6%	
West	62	9.75	15.7%	
South (Front) Façade	25.17	25.17	100.0%	
North (Rear)	21.75	18	82.8%	
Total	170.92	86.17	50.4%	65.0%
317(b)(2)(C):				
Vertical Envelope Elements - Surface Area Measurements				
Vertical Elements	(E) SF	Removed	% Removed	
East	1178	394	33.5%	
West	1187	140	11.8%	
North (Rear)	484	284	58.7%	
South (Front) Façade	597	385	64.5%	
Total	3446	1203	34.9%	50.0%
AND				AND
Horizontal Envelope Elements - Surface Area Measurements²				
Horizontal Elements	(E) SF	Removed	% Removed	
Basement (at grade) ¹	N/A	N/A		
1st Floor	1063	0	0.0%	
2nd Floor	1179	57	4.8%	
Roof	1300	1300	100.0%	
Total	3542	1357	38.2%	50.0%

12/2018

REVISED 3/2023

#3 DEMO CALC MATRIX

SHEET TITLE

DURING
ENFORCEMENT
*ONLY (B) VALUES
EXCEEDED

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN S.M.

CHECKED R.K.

DATE 12/05/2018

REVISÉD DATE 03/16/2023

JOB NO. 18-1820

SHEET NO.

A-1.4

Demolition Calculation Per SFPC Section 317				
317(b)(2)(B):				Max.
Front & Rear Facades - Lineal Foundation Measurements				Permitted
Elevation	(E) LF	Removed	% Removed	
South (Front) Façade	25.17	25.17	100.0%	
North (Rear) Façade	21.75	21.75	100.0%	
Total	46.92	46.92	100.0%	50.0%
AND				AND
Exterior Walls - Lineal Foundation Measurements				
Elevation	(E) LF	Removed	% Removed	
East	62	62	100.0%	
West	62	62	100.0%	
South (Front) Façade	25.17	25.17	100.0%	
North (Rear)	21.75	21.75	100.0%	
Total	170.92	170.92	100.0%	65.0%
317(b)(2)(C):				
Vertical Envelope Elements - Surface Area Measurements				
Vertical Elements	(E) SF	Removed	% Removed	
East	1178	557	47.3%	
West	1187	546	46.0%	
North (Rear)	484	294	60.7%	
South (Front) Façade	597	597	100.0%	
Total	3446	1994	57.8%	50.0%
AND				AND
Horizontal Envelope Elements - Surface Area Measurements ²				
Horizontal Elements	(E) SF	Removed	% Removed	
Basement (at grade) ¹	N/A	N/A		
1st Floor	1063	0	0.0%	
2nd Floor	1179	57	4.8%	
Roof	1300	1300	100.0%	
Total	3542	1357	38.3%	50.0%

12/2018

REVISED 3/2023

#4 DEMO CALC MATRIX

SHEET TITLE

**Demolition Diagram
Floor Plans
(SFPC Section 317)**

**Per Approved
Condition**

DURING
ENFORCEMENT
+ CUA REVIEW
CALCS ON PAGE 2
OF EXEC. SUMMARY

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	04/25/23	Planning Comments

DRAWN	S.M.
CHECKED	R.K.
DATE	12/05/2018
REVISED DATE	03/22/2024
FOR NO	12-1220

Demolition Calculation Per SFPC Section 317				
317(b)(2)(B):				Max.
Front & Rear Facades - Lineal Foundation Measurements				Permitted
Elevation	(E) LF	Removed	% Removed	
South (Front) Façade	25.17	15.33	60.9%	
North (Rear) Façade	21.75	18	82.8%	
Total	46.92	33.33	71.0%	50.0%
AND				AND
Exterior Walls - Lineal Foundation Measurements				
Elevation	(E) LF	Removed	% Removed	
East	62	33.25	53.6%	
West	62	9.75	15.7%	
South (Front) Façade	25.17	25.17	100.0%	
North (Rear)	21.75	18	82.8%	
Total	170.92	86.17	50.4%	65.0%
317(b)(2)(C):				
Vertical Envelope Elements - Surface Area Measurements				
Vertical Elements	(E) SF	Removed	% Removed	
East	1178	394	33.5%	
West	1187	140	11.8%	
North (Rear)	484	284	58.7%	
South (Front) Façade	597	385	64.5%	
Total	3446	1203	34.9%	50.0%
AND				AND
Horizontal Envelope Elements - Surface Area Measurements²				
Horizontal Elements	(E) SF	Removed	% Removed	
Basement (at grade) ¹	N/A	N/A		
1st Floor	N/A	N/A		
2nd Floor	1179	57	4.8%	
Roof	1300	1300	100.0%	
Total	2479	1357	54.7%	50.0%

12/2018

REVISED 3/2024
(SAME AS 5/2024)

#5 DEMO CALC MATRIX

SHEET TITLE

**Demolition Diagram
Floor Plans
(SFPC Section 317)
Per As Built
Condition**

DURING
ENFORCEMENT
+ CUA REVIEW
CALC ON PAGE 3
OF EXECUTIVE
SUMMARY

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	04/25/23	Planning Comments

DRAWN	S.M.
CHECKED	R.K.
DATE	12/05/2018 ←
REVISED DATE	03/22/2024 ←
JOB NO.	18-1820
SHEET NO.	

A-1.5

Demolition Calculation Per SFPC Section 317

317(b)(2)(B):				Max.
Front & Rear Facades - Lineal Foundation Measurements				Permitted
Elevation	(E) LF	Removed	% Removed	
South (Front) Façade	25.17	25.17	100.0%	
North (Rear) Façade	21.75	21.75	100.0%	
Total	46.92	46.92	100.0%	50.0%
AND				AND
Exterior Walls - Lineal Foundation Measurements				
Elevation	(E) LF	Removed	% Removed	
East	62	62	100.0%	
West	62	62	100.0%	0.0%
South (Front) Façade	25.17	25.17	100.0%	
North (Rear)	21.75	21.75	100.0%	
Total	170.92	170.92	100.0%	65.0%
317(b)(2)(C):				
Vertical Envelope Elements - Surface Area Measurements				
Vertical Elements	(E) SF	Removed	% Removed	
East	1179	593	50.3%	
West	1187	586	49.4%	
North (Rear)	484	387	80.0%	
South (Front) Façade	594	594	100.0%	
Total	3444	2160	62.7%	50.0%
AND				AND
Horizontal Envelope Elements - Surface Area Measurements²				
Horizontal Elements	(E) SF	Removed	% Removed	
Basement (at grade) ¹	N/A	N/A		
1st Floor	N/A	N/A		
2nd Floor	1179	57	4.8%	
Roof	1300	1300	100.0%	
Total	2479	1357	54.7%	50.0%

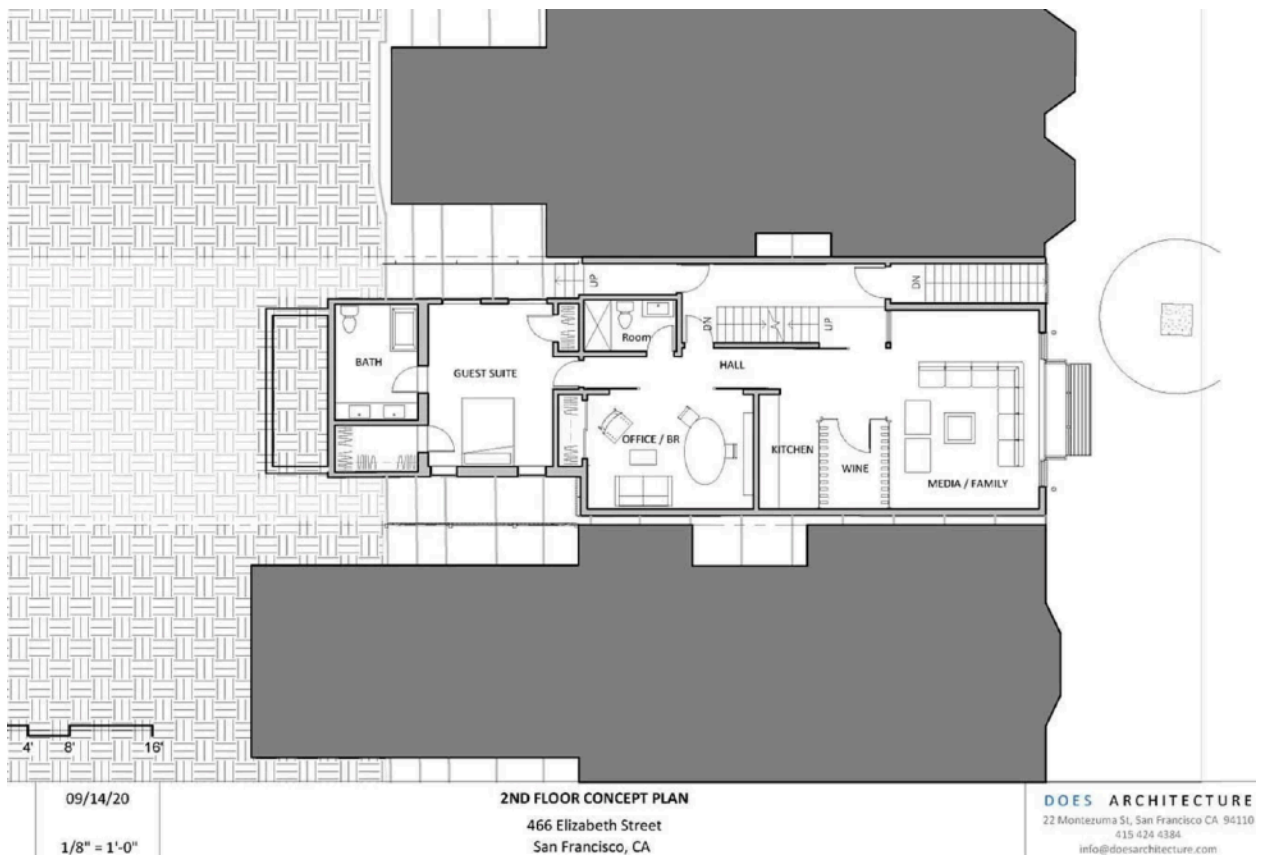
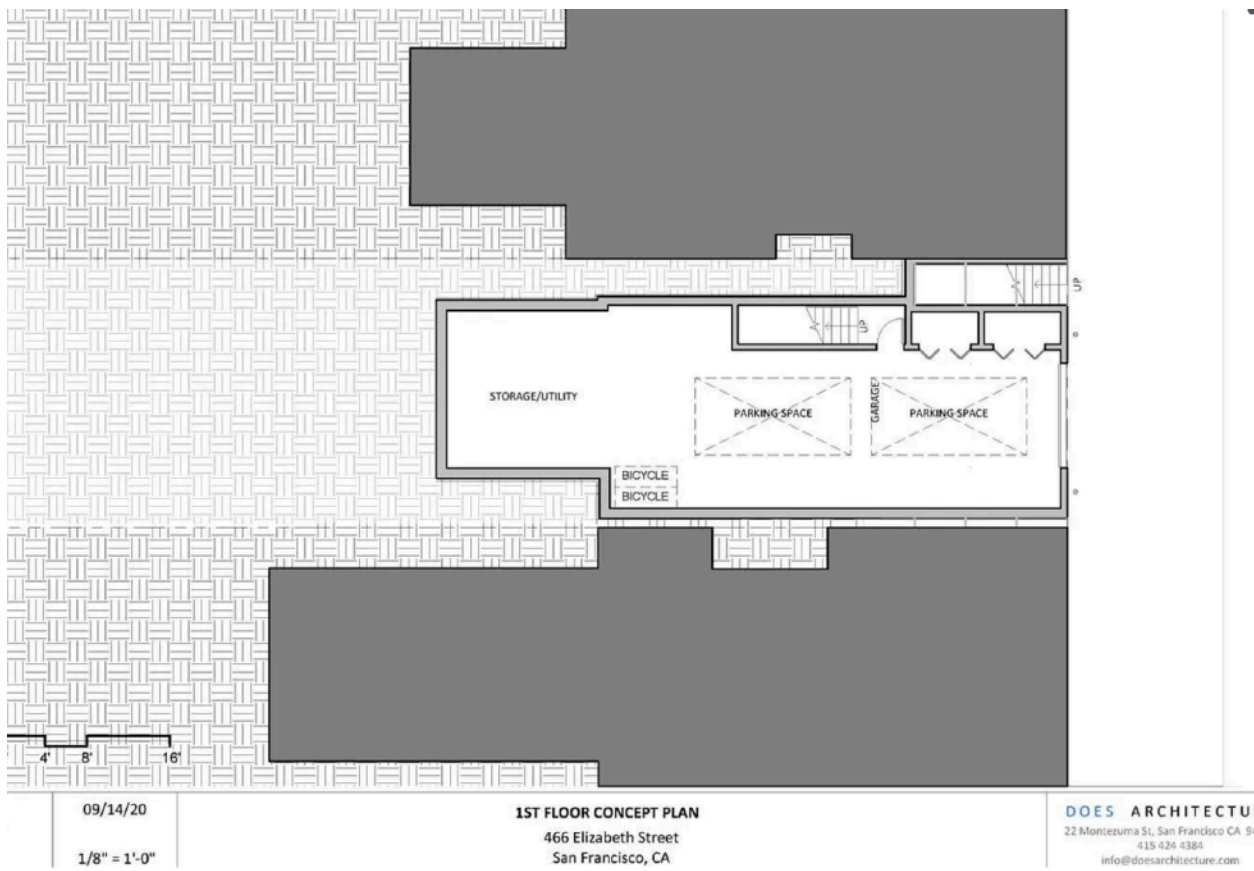
12/2018
REVISED 3/2024
[SAME AS 5/2024

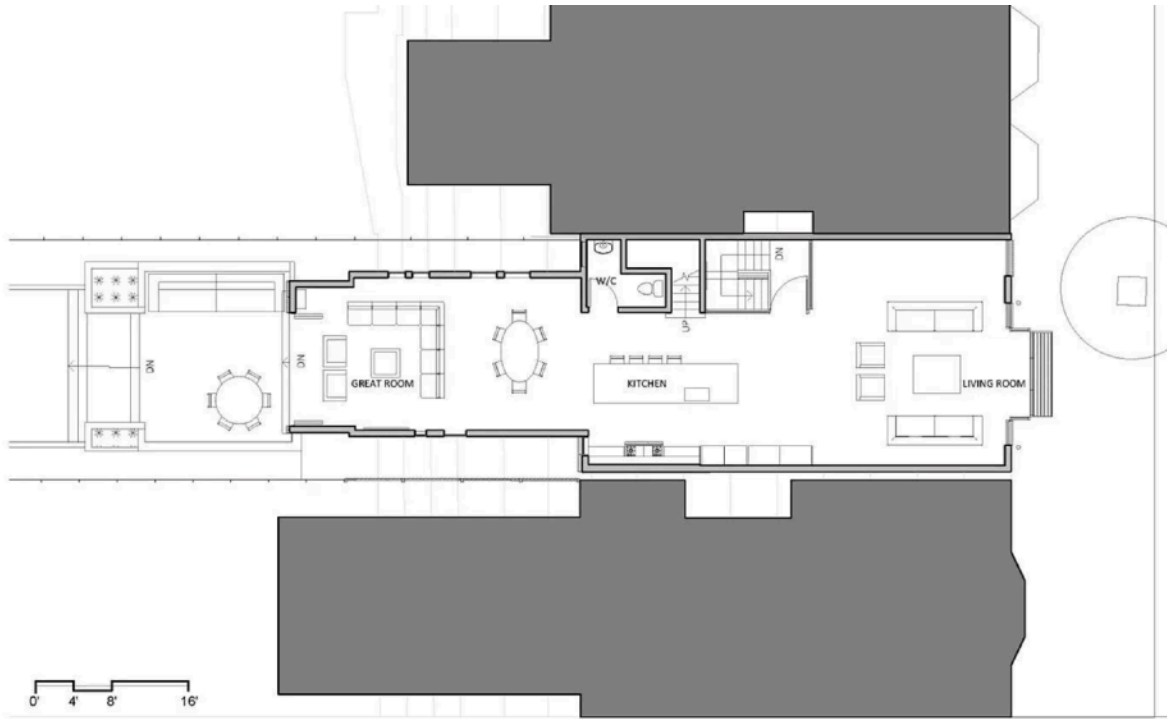
#6 DEMO CALC MATRIX

June 2019 Proposal to reduce values per Section 317 (b) (2) (D) by full 20% over 3 years

	<u>B 1</u> <u>>50%</u>	<u>B 2</u> <u>>65%</u>	<u>C 1</u> <u>>50%</u>	<u>C 2</u> <u>>50%</u>	
		<u>year one</u>			
	>40%	>52%.	>40%	>40%	
		<u>year two</u>			
→	>32%.	>41.69%	>32%	>32%	← IDEAL %
		<u>year three</u>			
	>25.6%	>33.28%	>25.6%	>25.6%	

"YEAR TWO" VALUES WOULD ALLOW FOR REASONABLE ALTERATIONS THAT WOULD NOT BE "MAJOR ALTERATIONS" AS DEFINED BY PLANNING CODE SECTIONS 317(b)(2)(B) AND 317(b)(2)(C) THEREBY MEETING INTENT OF THIS CODE SECTION.





SK3

09/14/20

1/8" = 1'-0"

3RD FLOOR CONCEPT PLAN
466 Elizabeth Street
San Francisco, CA

DOES ARCHITECTURE
22 Montezuma St., San Francisco CA, 94110
415 424 4384
info@doesarchitecture.com



SK4

09/14/20

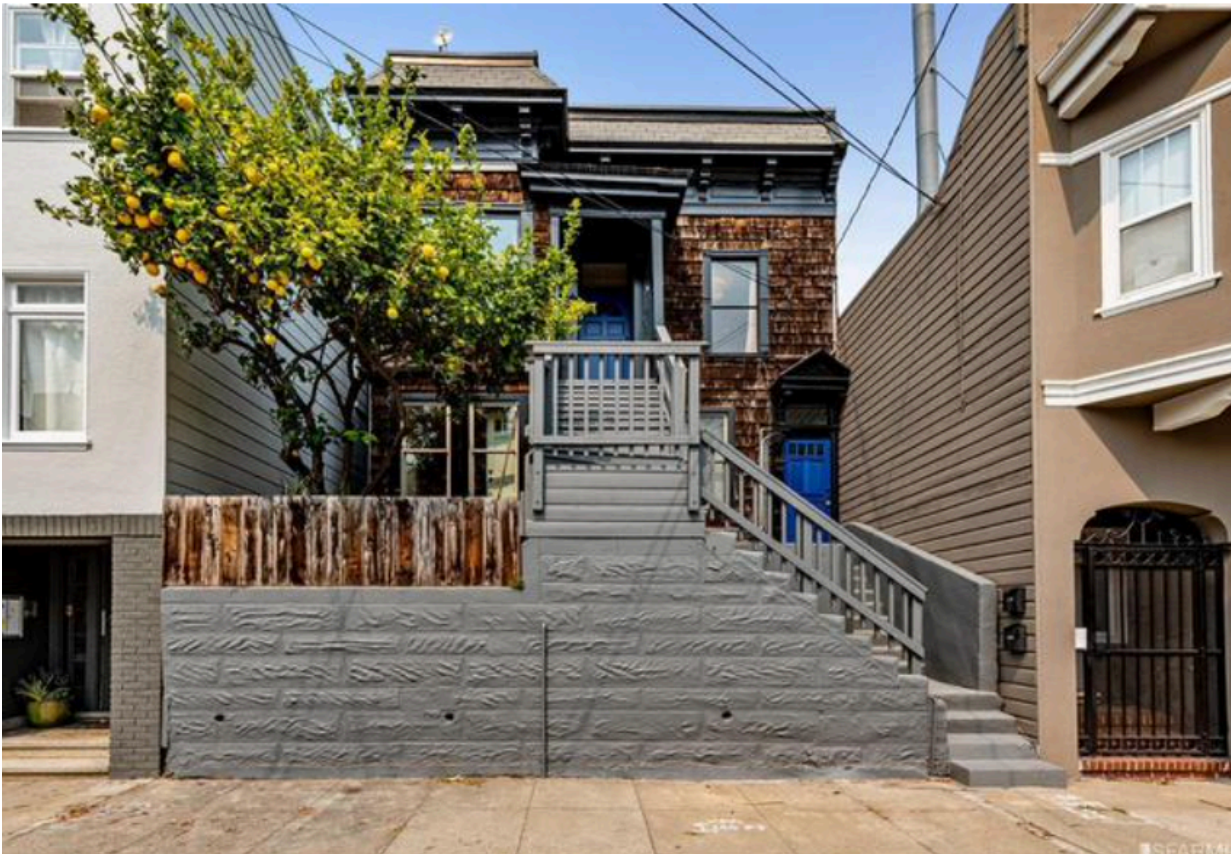
1/8" = 1'-0"

4TH FLOOR CONCEPT PLAN
466 Elizabeth Street
San Francisco, CA

DOES ARCHITECTURE
22 Montezuma St., San Francisco
415 424 4384
info@doesarchitecture.com







● LAST SOLD ON MAR 26, 2021 FOR \$2,200,000

466 - 468 Elizabeth St, San Francisco, CA 94114

\$2,635,993

Redfin Estimate

5

Beds

4.5

Baths

5,400

Sq Ft



Is this your home?

Track this home's value and nearby sales activity

I own 466 - 468 Elizabeth St

About this home

This home is currently off market

Beauty in the making! Vacant 2-unit Edwardian building in prime Noe Valley location with 311 Planning approvals and site permit to build up an extra floor, expand footprint (front and back), and add a 2-car parking garage and storage, with a total gross floor area of 5,400 sqft. Buyer to take permits forward to design two condominiums or perhaps 2-units that function as one home. Buyer to investigate to their own satisfaction. Existing building could work as-is by an owner-occupier with rental income from the second unit.

466-468 ELIZABETH STREET

SAN FRANCISCO

Existing Floor Plans





GUIDE TO PDF

Pages 1-2 above show a “conceptual plan” of how the project could have been designed when the Entitlement was for sale and ultimately *sold back in 2021 for \$2.2 million.*

The **second floor** “concept” on **Page 1** above seems to be designed to be integrated into the upstairs creating a larger SFH project with “office” and “guest room” and the minimal kitchen and large wine storage as part of the “media/family” space.

It is fair to assume that this “concept” would receive the CFC from DBI because it looks like a separate second Flat, even if it is not.

*Please compare this **second floor** “concept” with the proposed “**first floor**” plans currently before the Commission at the CUA hearing.*

Pages 3-4 are from the web ad at the time of sale and show the interior of the Flats prior to the Demolition. Page 3 is the lower Flat or 468 Elizabeth Street. Page 4 is the upper Flat or 466 Elizabeth Street.

Page 5 is a comparison of the rendering of the exterior of the proposed project with the exterior of the demolished pair of Flats.

Page 6 is the description of the property when the Entitlement was *sold three years ago for \$2.2 million* which includes the possibility of the property as “**...2-units that function as one home**”.

Page 7 is the layout of the “existing floor plans” of the Flats from the same web ad from when the Entitlement was sold three years ago.

Page 8 is a comparison of the rendering of the rear elevation of the proposed project with the actual rear and backyard of the demolished pair of Flats.

This Memo details the many issues regarding 466-468 Elizabeth Street.

The issues are:

- 1. The original scope of the project.**
- 2. The Section 317 Demo Calcs (unchanged since 2008).**
- 3. The Residential Flat Policy.**
- 4. The approval of this CUA to legalize this Demolition.**

1. THE ORIGINAL SCOPE OF THE PROJECT

Here is the actual approved scope for this pair of Flats at 466-468 Elizabeth Street:

Moving the front of the Flats forward on the lot, moving the rear of the Flats farther into the backyard, removing the roof and adding a floor, complete facade obliteration on both the front and the rear of the Flats, complete interior remodel and reconfiguration, excavation to add a garage.

If that scope of work isn't a Demolition what is?

The project sponsor for this CUA does not fully reckon with these facts:

From the time of the original sale of the project in **2018** and quickly followed by the so-called "Alteration" plans for a "*vertical and horizontal addition...*", to the application for the Site Permit in **2019**, which was under review in **2020**, through the approval and issuance of the Site Permit, followed by the sale of the entitlement in **2021**, to the commencement of the work in **2022** and through the Enforcement action starting in **2023**, to this **2024** CUA hearing, now nearly six years later, this project was *always* the Demolition of a sound, livable pair of Residential Flats.

It is not the "mistake" of not notifying DBI about the dry rot that tipped this project into a Demolition. It is the original scope of the project starting in 2018 through today.

And it is also the manipulation of the Demolition Calcs as can be seen in the several Demo Calc Matrices submitted since 2018.

Contrary to the "Analysis" on page 3 in the Executive Summary, this manipulation does make this an "*egregious*" violation. The initial manipulation to the Demo Calcs starting in 2018/2019/2020/2021 was actually a "*flagrant*" attempt to skirt Section 317.

I do not understand some of the hair-splitting in the packet. For example, also on page 3 of the Executive Summary, **Analysis of Unauthorized Residential Demolition** states that “**...complete demolition of the property did not occur...**”.

This project **IS A DEMOLITION** per the definition of Demolition in Planning Code Sections 317 (b) (2) (B) and 317 (b) (2) (C). These Code Sections begin with the words: “*A major alteration of a Residential Building that proposes the Removal...*”

“Major Alterations” like 466-468 Elizabeth Street ARE DEMOLITIONS.

There is no equivocation in the Section 317 definitions of Demolition like the one on **page 3 of the Executive Summary** saying, “...as complete demolition of the property did not occur...”.

Again 466-468 Elizabeth Street is a Demolition per the Planning Code. And was from the start because of the original scope of the approved project.

2. THE SECTION 317 DEMO CALCS (unchanged since 2008)

As stated above the Demo Calcs were manipulated. It masks the fact that this was a Demolition from the very start. The values of the Demo Calcs, never adjusted since 2008, allowed this to happen.

There are several sets of Demo Calcs for 466-468 Elizabeth Street. There are at least two sets before the Site Permit was approved and issued. And there are at least two since the Enforcement. **Please see the Demo Calc Matrices PDF.**

There is one Demo Calc Matrix in December 2019 and another Demo Calc Matrix in March 2020. 466-468 Elizabeth Street was not determined to be TTD per these Matrices. But these values do not fully mesh with the two sets of values during the Enforcement showing the “per approved condition” Matrices.

In the packet before the Commission all four values are exceeded in the “as built” 2024 Matrix. However according to the March 2023 “as built” Matrix submitted by project sponsors during the Enforcement only the Section 317 B values were exceeded.

This matters. Why? Because it illustrates how the Demo Calcs can be manipulated and have been manipulated over the past decade. This is no different than the **SF Weekly** article from **December 19, 2012** cited over the past several years by me during General Public Comment and in other submissions to the Commission and Staff.

466-468 Elizabeth Street was reviewed 10 years after the values of the Planning Code Section 317 Demo Calcs had been set *but never adjusted*, while the periodic adjustment for the RH-1 per Section 317 (d)(3)(A) had been adjusted *five times over the same time period*. (This Code Section was eliminated by the Board of Supervisors in June 2020).

Demographic and cultural shifts were happening, with prices escalating everywhere in San Francisco during these 10 years, particularly in popular neighborhoods like Noe Valley, which was primarily zoned RH-2 and RH-3.

Existing housing became ripe for speculative development but proposed “Alteration” projects were rarely fully scrutinized by the public, by neighbors or even by the Commission. There was no DR or Board of Appeals for 466-468 Elizabeth Street.

De facto Demolitions, monster homes, loss of relatively affordable housing, loss of housing opportunities for middle income families, loss of Flats, economic pressures that led to evictions and buyouts, rampant speculation, etc., etc., all were facilitated because the Demo Calcs had never been adjusted. And because the values were too liberal and not stringent enough, the Demo Calcs were easily manipulated.

All of the 466-468 Elizabeth Street Matrices are in the **Demo Calc Matrices PDF** attached with the email. Also at the end of the **Demo Calc Matrices PDF** is a chart showing what the values would be if the Calcs had been adjusted in order to compare with the Calcs that were used by the project sponsor in the “Approved” Matrices.

If the Calcs had been adjusted more existing housing could have been preserved. The scope of 466-468 Elizabeth Street could have been very different. I believe that the Calcs should have been adjusted at least twice over the past 14 years to get values that would retain sound housing per the intent and goals of Section 317 as enumerated in the Findings at Section 317 (a). Speculative development would not have been as easily facilitated, making Noe Valley “*an epicenter of de facto Demolition*” per the Staff.

466-468 Elizabeth Street is the poster child for adjusting the Demo Calcs per Planning Code Section 317 (b) (2) (D) which gives the Commission the legislative authority to adjust them “to implement the intent of this Section 317, to conserve existing sound housing and preserve affordable housing”.

3. THE RESIDENTIAL FLAT POLICY

The Residential Flat Policy (Resolution No. 20024) was approved on October 12, 2017 nearly two years before the permit application for 466-468 Elizabeth Street was filed.

Yet there is no mention of the Residential Flat Policy anywhere in the Commission's packet. Not in the Executive Summary, not in the Draft Motion, not by the Project Sponsor.

After the Site Permit was issued in January 2021, the Entitlement was sold very quickly. The project was marketed as a potential single family home. See the **Elizabeth Street Entitlement Sale PDF** detailing this issue.

Additionally please watch the attached **You Tube** video from 2018 when the project was first for sale prior to any permit applications. The two Flats at 466-468 Elizabeth Street were sound, livable housing. They were well touted by the narrator in the **You Tube** video in their existing condition. They just weren't very flashy. These Flats could have been fundamentally preserved and occupied all these years since 2018 meeting the stated goals of the Residential Flat Policy in Resolution 20024.

The Commission should be concerned if 466-468 Elizabeth Street will actually be two real Flats per the Residential Flat Policy or will they be some high-end project that can easily be internally connected and marketed as one "home" as was done when the Entitlement sold in 2021. Again please scroll through the **Elizabeth Street Entitlement Sale PDF** to compare that "concept" with the current plans in the packet.

Here is a valid question: *Why isn't the second address mentioned anywhere in this packet?* It is not on the plans, it is not in the Executive Summary and it is not on the Draft Motion, etc. *The address is **466-468 Elizabeth Street** per the Sanborn Maps and the Assessor's Info on the SFPIM. And per the **You Tube** video.*

466-468 Elizabeth Street is the poster child for codifying the Residential Flat Policy with objective design standards per Housing Element Action Item 8.3.2.

4. THE APPROVAL OF THIS CUA TO LEGALIZE THIS DEMOLITION

Some of the Findings in the Draft Approval Motion for this CUA are problematic because they gloss over the ramifications of this project being a Demolition. Most notably on **pages 8 and 9** of the **Draft Motion**, please read the **Residential Demolition Criteria for Finding f, Finding e, Finding g, and Finding i**.

It is wishful thinking to imagine that the project will retain any "*existing protections under the Residential Rent Stabilization and Arbitration Ordinance*" as also stated on **page 3 of the Executive Summary**.

The Commission should be concerned if 466-468 Elizabeth Street will actually be two real Flats per the Residential Flat Policy or will they be some high-end project that can easily be internally connected and marketed as one home as discussed above and in the **Elizabeth Entitlement Sale PDF**.

Here are some questions that I hope the Commission will consider as they deliberate on this CUA for 466-468 Elizabeth Street:

Should there be two front doors for each Flat with direct egress to Elizabeth Street?

Will the kitchens both be complete or will one be a large wet bar with a minimal stove?

Is the interior space efficiently used? Should there be an ADU?

Is there any possibility of the project being “affordable by design”?

Should the original breezeway or Tradesman’s Entrance be preserved?

Does the project need a parking garage since that requirement has been removed from the Code?

Does this project as proposed comply with the housing goals for this High Resource Area? Or the housing goals of the Family and Senior Housing SUD?

Does this project comply with the Residential Flat Policy?

5. CONCLUSION

It is up to the Planning Commission to codify the Residential Flat Policy using objective design standards per **Housing Element Action 8.3.2**

It is up to the Planning Commission to use its legislative authority to adjust the Calcs under **Planning Code Section 317 (b) (2) (D)**.

Why should the Commission do this: *To preserve existing housing, most particularly in the Priority Equity Geography neighborhoods, and in other neighborhoods as well.*

466-468 Elizabeth St (3653/020)

From: [Gabe Polk <gabe@polk.im>](mailto:gabe@polk.im)
To: [BoardofAppeals \(PAB\) <boardofappeals@sfgov.org>](mailto:boardofappeals@sfgov.org)
Cc: [Lamarre, Julie \(BOA\) <julie.lamarre@sfgov.org>](mailto:julie.lamarre@sfgov.org),
[Mejia, Xiomara \(BOA\) <xiomara.mejia@sfgov.org>](mailto:xiomara.mejia@sfgov.org),
[Rachna, Rachna \(CPC\) <rachna.rachna@sfgov.org>](mailto:rachna.rachna@sfgov.org)
Subject: Re: 466-468 Elizabeth St (3653/020)
Date: Wednesday, September 03, 2025 8:28 AM
Size: 6.8 MB

Hello,

Sorry to bother, but I am reaching out with an urgent concern. The permit for the roof deck at 466–468 Elizabeth Street (Permit #202504245190) was officially suspended on 8/28, and no work had begun at that time.

My wife, son, and I were away for Labor Day weekend, and upon returning we found that:

1. The developer has proceeded with roof deck construction despite the suspension of the permit.
2. The permit specifies "NEW RAILINGS (GLASS)", yet the developer is instead building a solid pony wall, which completely obstructs our view of Bernal Hill.
3. As of today 9/3/25 they are continuing with the construction (photos attached).

This appears to be a violation of both the permit terms and the suspension order. Can you please advise if an inspector can be dispatched or if enforcement action can be taken here?

Thank you very much for your time and help.

Sincerely,
Gabriel Polk & Leah Schraga
1021–1023 Noe Street, San Francisco

IMG_5515.jpeg (702 KB)

IMG_5512.jpeg (4.2 MB)



Bernal Hill



BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

BOARD OF APPEALS, CITY AND COUNTY OF SAN FRANCISCO

Appeal No.: 25-032

Subject Property: 466 Elizabeth Street, San Francisco, CA 94114

Challenged Permit: 2025/04/24/5190 (roof deck, glass guardrails, stair access)

Department: Department of Building Inspection (with Planning routing)

Hearing Date: October 8, 2025

Respondent's Brief Due: October 2, 2025, 4:30 p.m.

Parties

Owner: Rishi Mallik, 466 Elizabeth Street, San Francisco, CA 94114

Appellants: Gabriel Polk and Leah Schraga (per Board notice)

I. INTRODUCTION

Appellants challenge an over-the-counter alteration permit for a small, code-compliant roof deck at 466 Elizabeth Street. The approved deck provides **approximately 276 square feet of usable area**, is bounded by **glass guardrails aligned 5 feet inside both side property lines** and is **accessed only from the primary bedroom**. The permit was routed, reviewed, and issued by DBI under standard procedures.

The appeal raises generalized concerns about privacy, light/air, neighborhood character, and process. The record shows conformance. The project already incorporates design choices that limit intensity and proximity of use: right-sizing the deck, pulling activity off the side lot lines by 5 feet, and restricting access to a private bedroom rather than a common stair.

The Board should **deny the appeal and reinstate the permit**. In the alternative, the Board may **uphold the permit with administrative clarifications** memorializing the deck size and private access as approved.

II. BACKGROUND AND PROCEDURAL POSTURE

1. **Application and scope.** On April 24, 2025, Permit No. 2025/04/24/5190 was filed for a small roof deck, new stair to the roof, and glass guardrails. The deck is located above the primary bedroom; it is not a roof-wide terrace. See **Exhibit 1 & 2 (Approved Plans: Deck Area and Access)**.
 2. **Review and issuance.** The permit was routed through the required stations and issued over-the-counter on August 25, 2025, in line with departmental guidelines. See **Exhibit 9 (Permit Process)**.
 3. **Appeal and suspension.** Appellants filed an appeal on August 28, 2025; the permit was suspended pending hearing. Work on the deck was paused upon notice. Any plywood observed at the roof edge was **temporary safety protection** during construction and is not part of the approved design; final guardrails are glass per plans. See **Exhibit 7 (Site Photos and Annotations)**.
 4. **Deck area clarification.** References to “496 square feet” do not reflect the permitted usable deck. The approved deck area is **approximately 276 square feet**. See **Exhibit 1**
-

III. STANDARD OF REVIEW

Respectfully, this appeal concerns a permit that underwent the City’s standard review for compliance with the relevant provisions. The record reflects conformance and routine processing. In addition, the approved design adopts measured privacy protections — a smaller deck footprint, side setbacks for the guard, and private bedroom-only access — which provide a balanced outcome for a mid-block setting.

IV. ARGUMENT

A. The permit was properly issued under standard OTC procedures.

Over-the-counter processing is a lawful workflow for scopes meeting objective thresholds. The administrative record reflects routine routing and approvals. There is no procedural defect. **Exhibit 9 (Permit Process)**

B. The project conforms to code; Planning Code §135 is a minimum, not a cap.

Appellants note the property meets open-space minimums. Correct and not dispositive. **Section 135 sets minimum requirements**, not a prohibition on additional **code-compliant** open space such as a small roof deck. This deck was reviewed under the same framework applied citywide.

C. Privacy is reasonably addressed by scale, setbacks, and private access.

The approved design incorporates three features that limit proximity and intensity of use:

1. **Right-sized deck area of ≈ 276 sq ft** rather than a larger roof surface;
2. **Glass guardrails aligned 5 feet inside both side property lines**, pulling routine standing activity away from sensitive edges; and
3. **Private bedroom-only access**, with no exterior/common stair, which naturally curtails frequency and size of gatherings.

These features are shown on **Exhibit 1 & 2**

D. Appellants' photographs do not establish a privacy violation.

The photographs were taken from an interior vantage across trees and mid-block yards and depict **temporary edge protection** during construction, not the final glass guardrail condition. There is no face-to-face alignment of primary rooms. With the deck's scale, side setbacks, and private access, the design provides a reasonable balance between lawful outdoor use and privacy in a mid-block context. As with other nearby decks and appellant's deck, a degree of mutual visibility is common in San Francisco's dense fabric. **Exhibit 3 – 6 (Location & Site Map), Exhibit 7 & 8 (Temporary Safety Guard Rail)**

E. Light, air, height, and neighborhood character are not adversely affected.

The deck does **not** add mass beyond a standard guard within the envelope, does not alter building height, and preserves the mid-block open-space corridor. References to distant views or stylistic preference are not enforceable criteria for a conforming deck.

F. Prior construction and “historic” allegations are outside the scope.

Materials discussing past construction history, policy debates, or prior marketing are unrelated to this permit. The only issue before the Board is whether this small deck meets the applicable requirements — and it does.

V. ALTERNATIVE: ADMINISTRATIVE CLARIFICATIONS (IF THE BOARD SEEKS THEM)

Without conceding any error, the Permit Holder is willing to accept the following **non-structural clarifications** memorializing the approved design intent:

1. **Deck Area Annotation.** The roof-deck area is **approximately 276 square feet**, as shown on the approved plan sheets.
2. **Private Access Confirmation.** Deck access shall be from the **primary bedroom only**, as shown on the approved plan sheets; no exterior or common stair access is authorized by this permit.

These clarifications are precise, measurable, and align with the current plan set.

VI. CONCLUSION

The approved roof deck is modest in scale, fully code-compliant, and designed with built-in features — reduced size, side setbacks, and private access — that respect the privacy of neighbors. For these reasons, the appeal should be denied and the permit allowed to move forward.

Respectfully submitted,

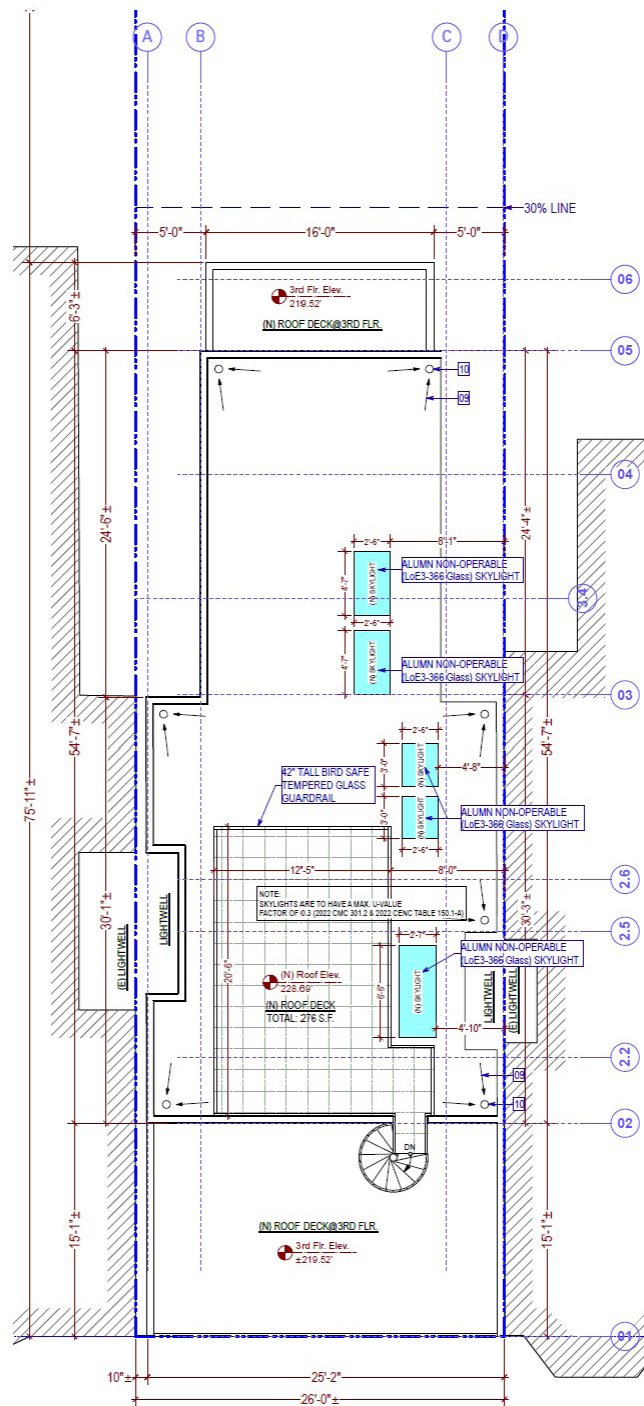
Rishi Mallik

Owner

466 Elizabeth Street, San Francisco, CA 94114

Dated: October 2, 2025

CC- Erika Perez Rubio- Novo Domus Design, LLC & Pejman Motevaseli- RKD Consulting Corp.,



Proposed Roof Plan
 $3/16" = 1'-0"$



**PERMITTED ROOF DECK PLAN) 276 SF AREA WITH GLASS
 RAILING ON ALL SIDES**



466 ELIZABETH

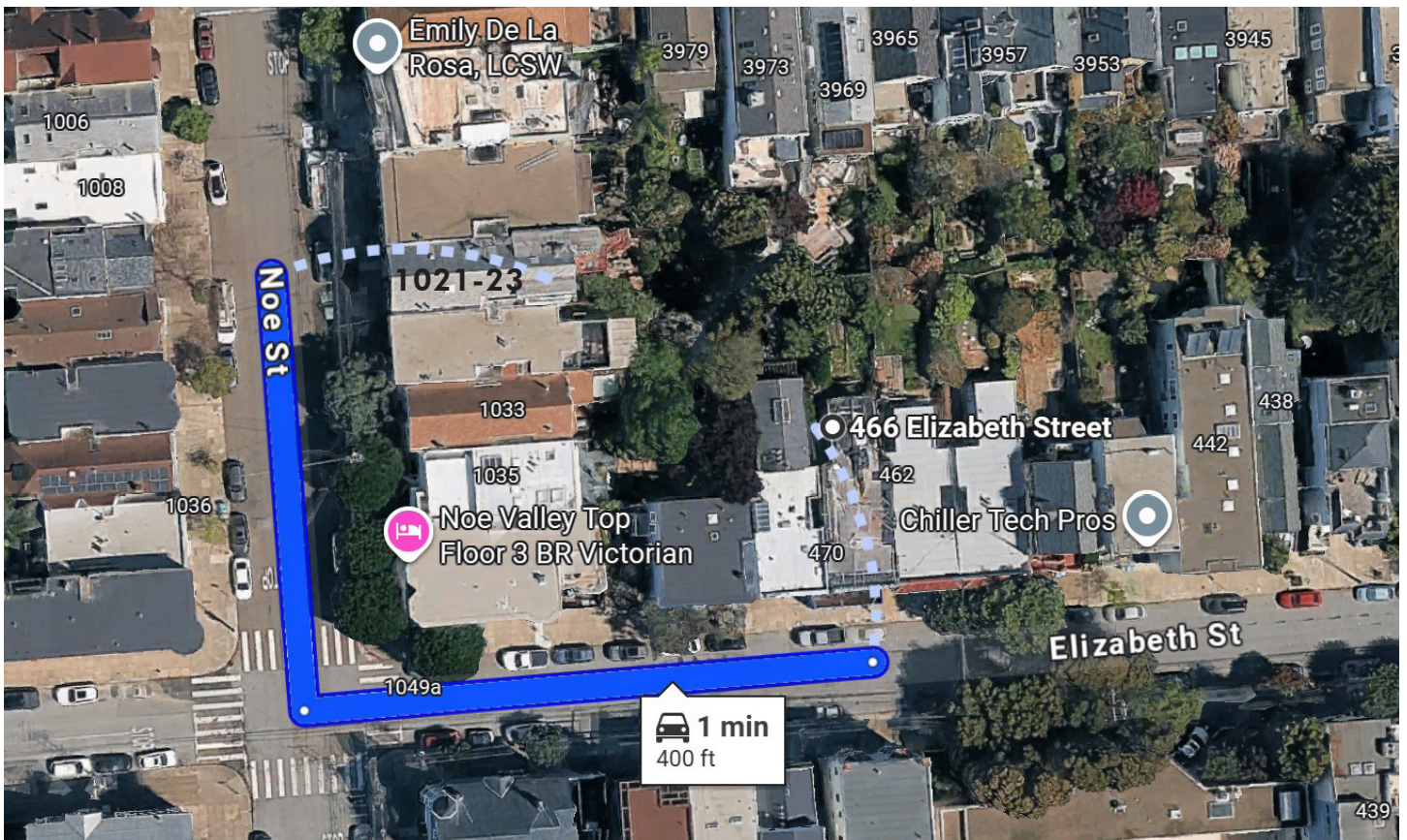


EXHIBIT 3 - LOCATION MAP

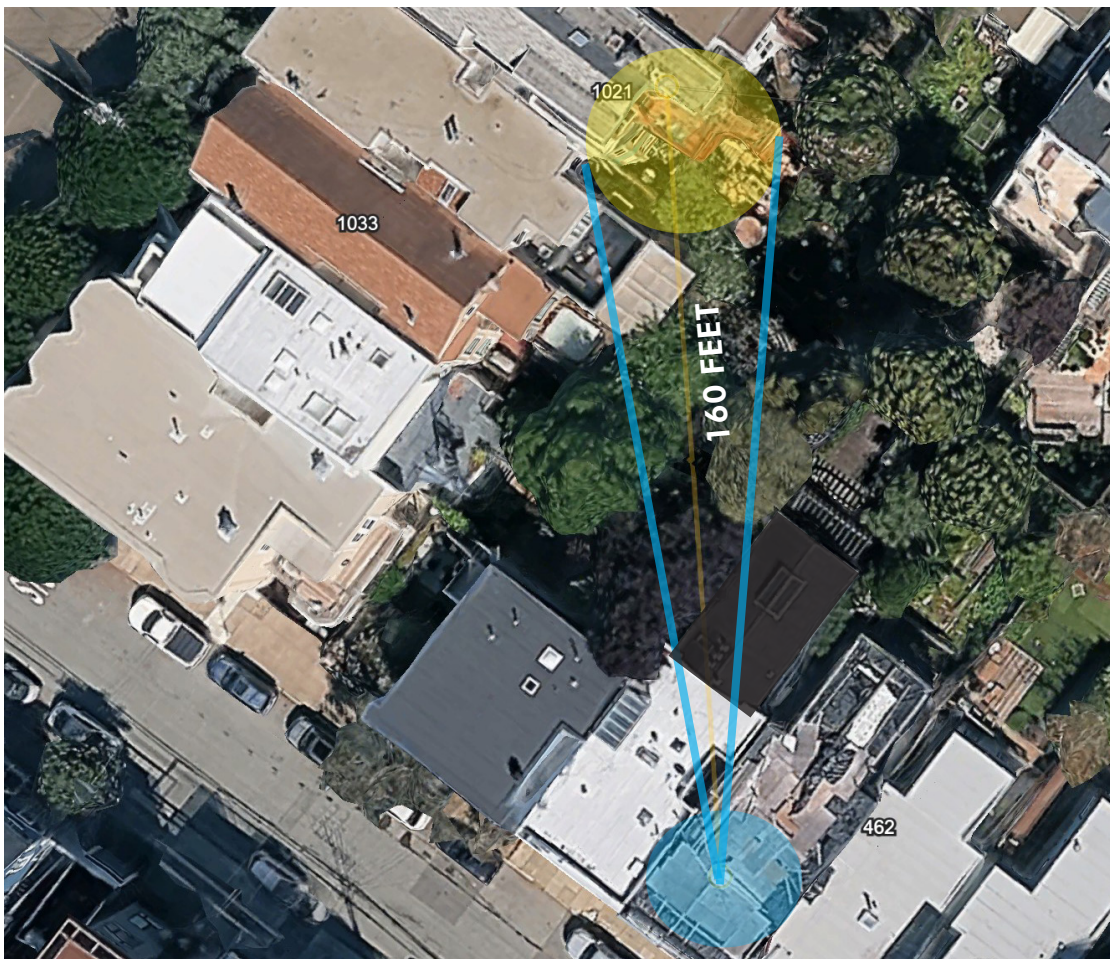


EXHIBIT-4 - SITE

466 ELIZABETH



EXHIBIT 5 - LOCATION MAP



EXHIBIT-6 - SITE

466 ELIZABETH



EXHIBIT 7 - LOCATION MAP



NOTE:
TEMPORARY SAFETY WALLS WERE IN
PROCESS OF BEING INSTALLED PRIOR TO
APPEAL. GLASS RAILINGS TO BE INSTALLED
ON ALL SIDES PER PERMIT PLAN EXHIBIT 1

EXHIBIT-8 - VIEW FROM 466 ROOF DECK

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
BID-INSP		4/24/25	4/24/25			4/24/25	POWER ROBERT	Approved	
INTAKE		4/24/25	4/24/25			4/24/25	HANKINS ETHAN	Administrative	
INTAKE		5/1/25	5/1/25			5/1/25	BUFKA SUSAN	Administrative	
CP-ZOC		5/9/25	5/9/25			5/9/25	BIHL LAUREN	Approved	Approved OTC 5/9/25 - add new roof deck to exiting permit #201906032332; new stair to roof, new railings (glass), new decking; roof deck area is approx. 496 sf; lauren.bihl@sfgov.org
BLDG		6/20/25	6/20/25			6/20/25	JONES DAVID	Approved	Approved OTC the pad-str portion of a p/a for the construction of a roof deck including new deck framing, new glass guardrail and new skylights. Refer to p/a 2024-0625-5180 for a previous revision p/a to structure. BLDG review not performed at time of PAD-STR review, DMJ 06/20/2025; revised PTS to indicate this review comment contained in PAD-STR review station, DMJ 07/23/2025;
BLDG		6/26/25	6/26/25			6/26/25	IBARRA JEFF	Issued Comments	OTC
BLDG	1	7/23/25	7/23/25			7/23/25	IBARRA JEFF	Approved	OTC
PAD-STR		7/23/25	7/23/25			7/23/25	JONES DAVID	Approved	Approved OTC the pad-str portion of a p/a for the construction of a roof deck including new deck framing, new glass guardrail and new skylights. Refer to p/a 2024-0625-5180 for a previous revision p/a to structure. BLDG review not performed at time of PAD-STR review, DMJ 06/20/2025;
CPB		8/25/25	8/25/25			8/25/25	MOK CALVIN	Administrative	EH- MISSING BID PENALTY TRIANGLE

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Roof Deck

Permit Process

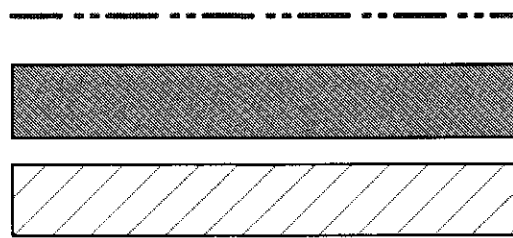
Review Process			
	Over the Counter	Intake Permit	
		Pre-Application Meeting	Section 311 Neighborhood Notice
Features such as railings, parapets, landscaping, and roof hatches	✓		
3-5 foot setback from building edges and lightwells and within Buildable Area	✓		
Expansion past Buildable Area on existing legal noncomplying structure		✓	10 Day Notice
Stair Penthouse		✓	30 Day Notice

BLOCK & LOT: 3653/020

PROPERTY LINE:

OUTLINE OF SUBJECT BLDG.:

OUTLINE OF NEIGHBORS:



PROJECT NAME

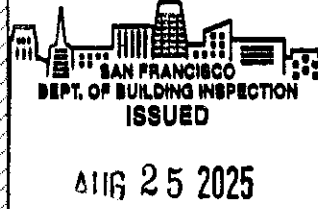
466 Elizabeth St
SAN FRANCISCO, CA

R&K
consulting

RKD CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
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SHEET TITLE

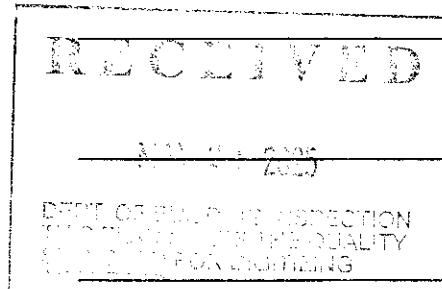
(E) & (N)
Site Plans



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN S.M.

CHECKED R.K.

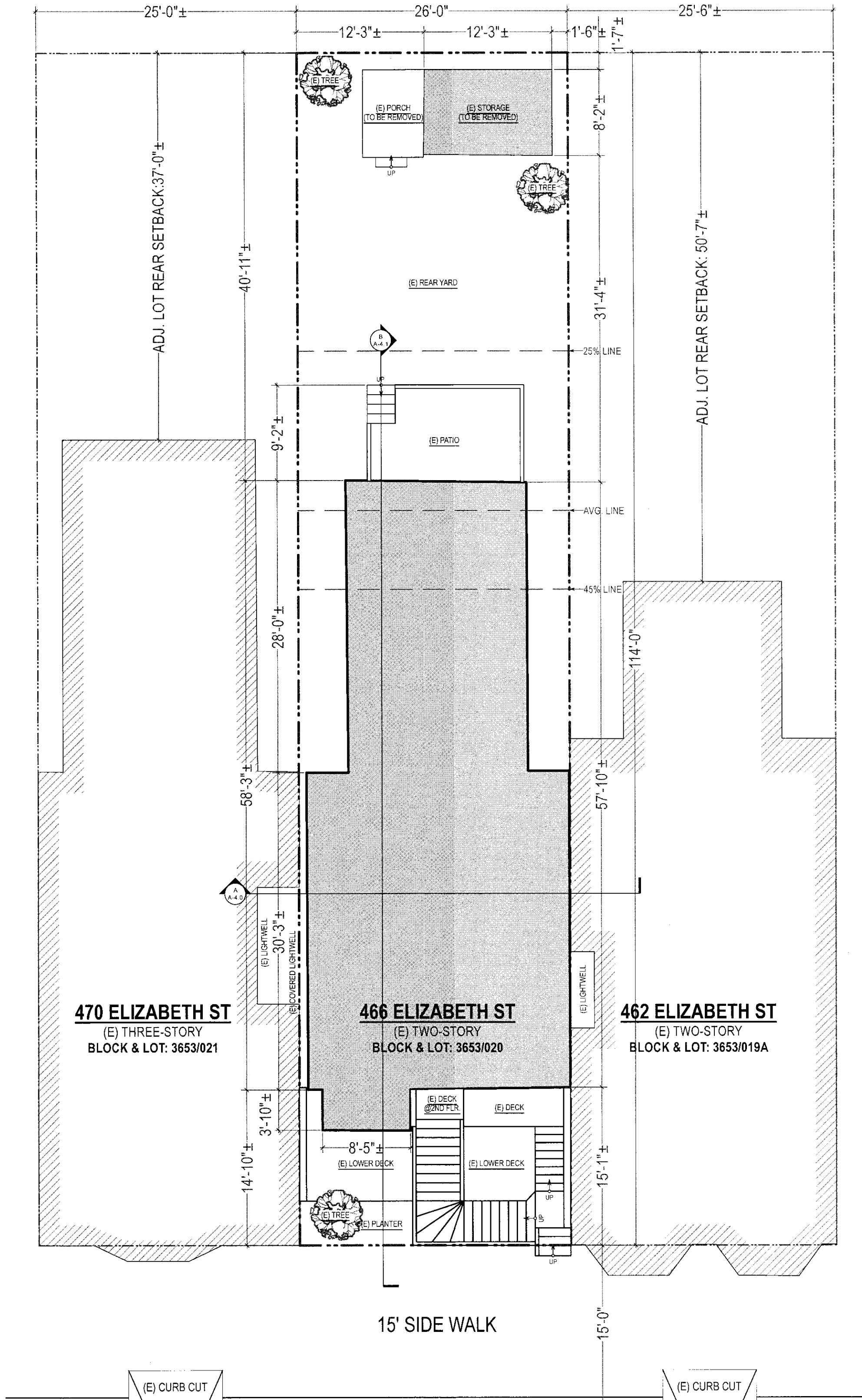
DATE 12/05/2018

REVISED DATE 04/07/2025

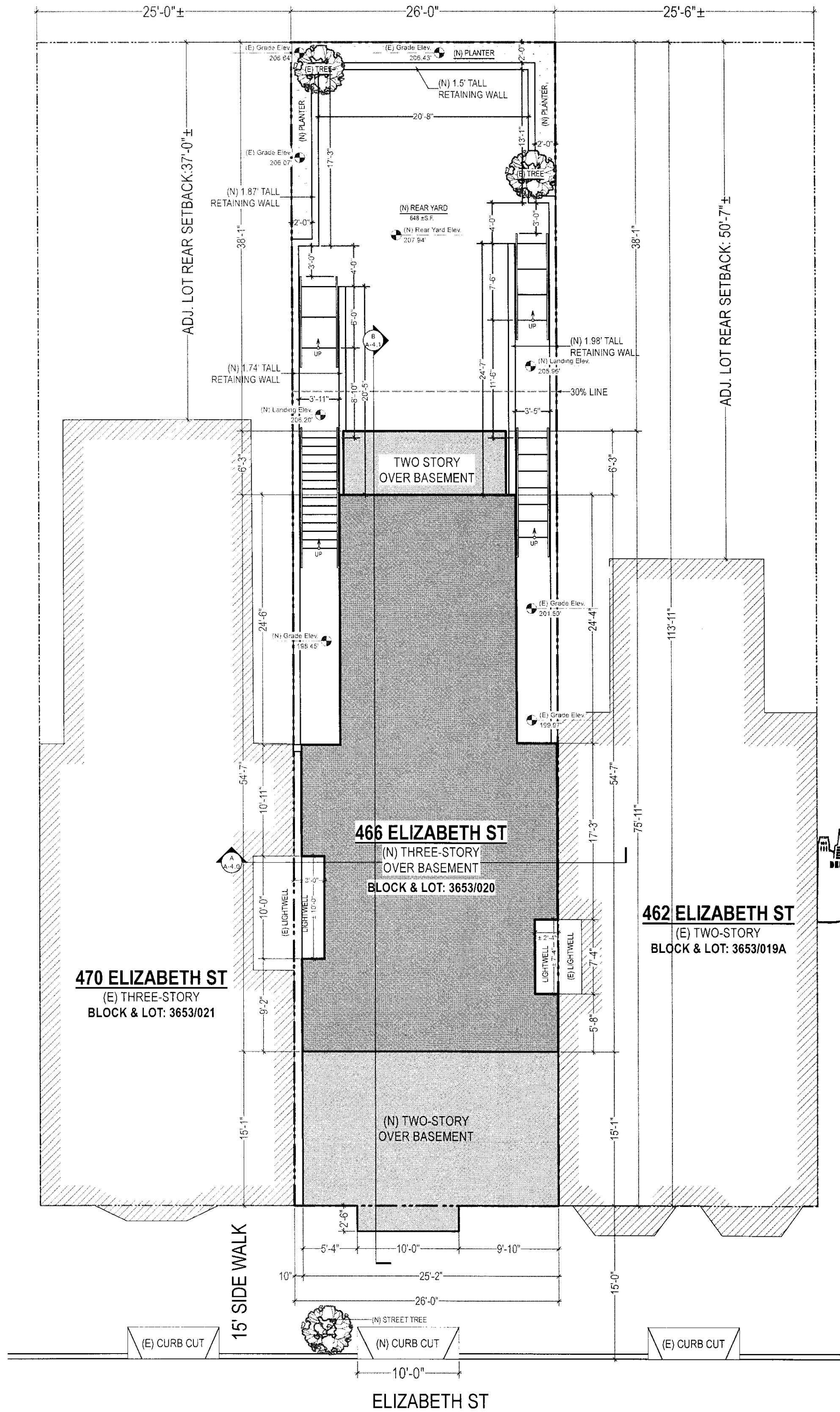
JOB NO. 18-1820

SHEET NO.

A-1.0



Existing Site Plan
1/8" = 1'-0"
BPA#: 2019-0603-2332-S2



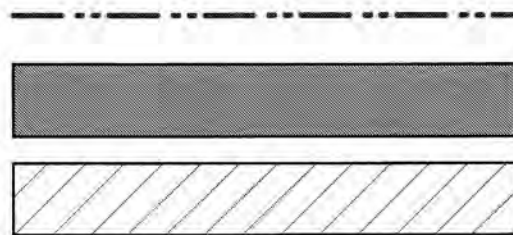
Proposed Site Plan
1/8" = 1'-0"

BLOCK & LOT: 3653/020

PROPERTY LINE:

OUTLINE OF SUBJECT BLDG.:

OUTLINE OF NEIGHBORS:



PROJECT NAME

466 Elizabeth St
SAN FRANCISCO, CA



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SHEET TITLE

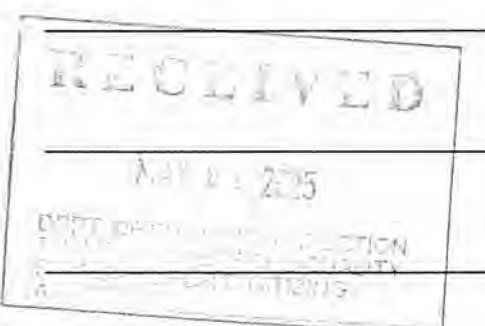
Approved
Site Plans



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DATE	12/05/2018
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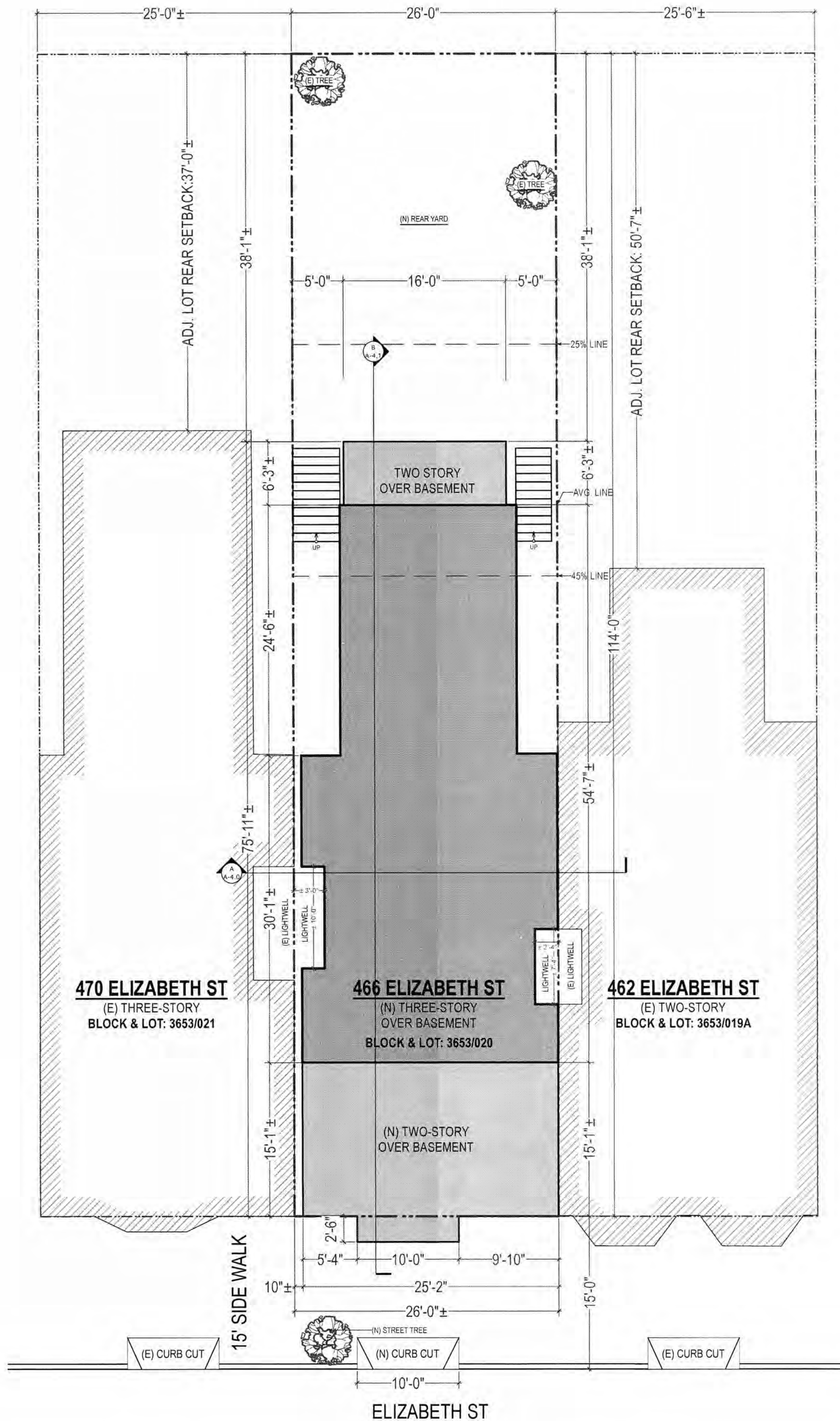
REVISED DATE	04/07/2025
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JOB NO.	18-1820
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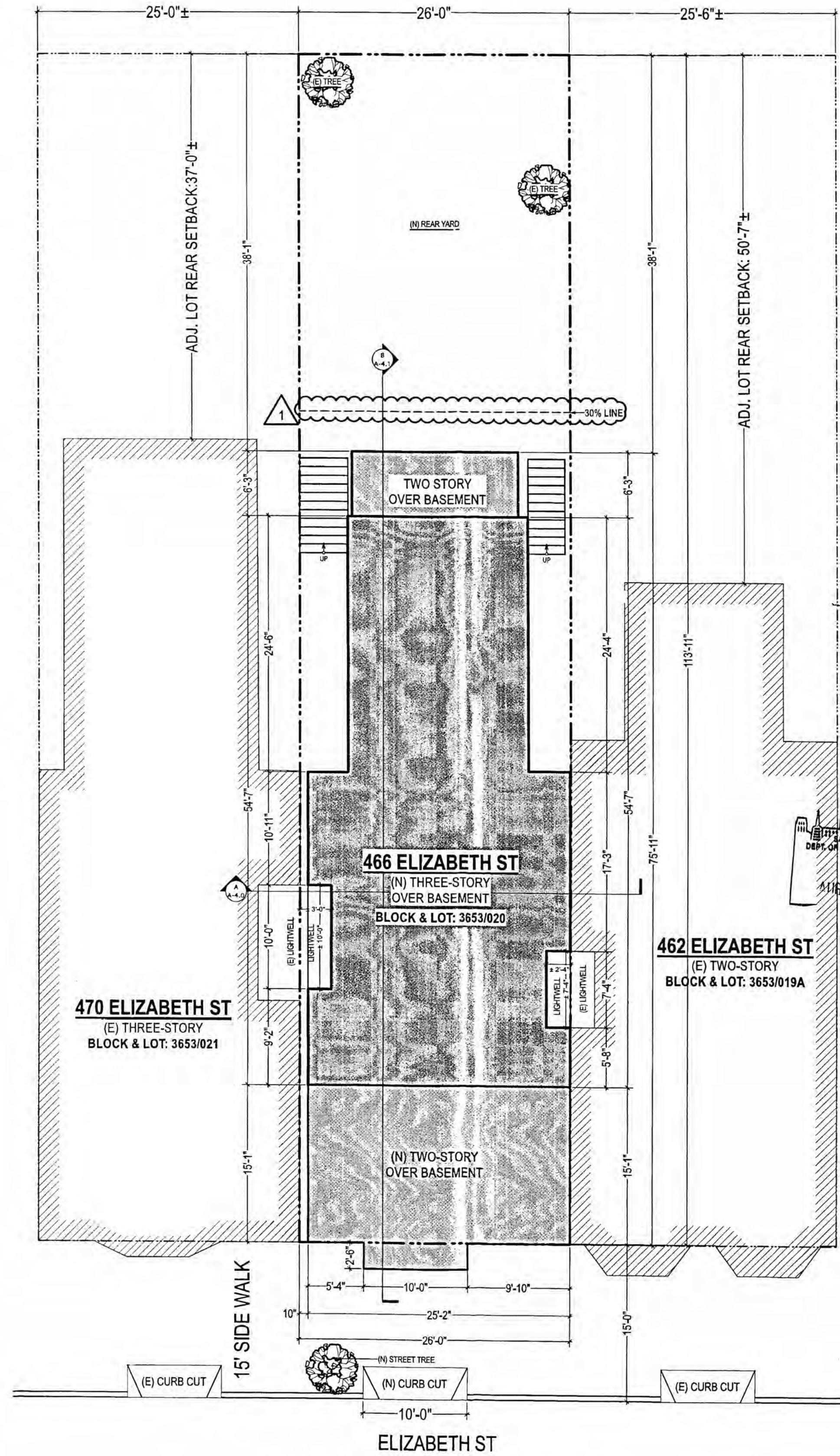
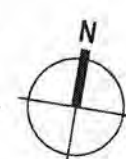
SHEET NO.	
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A-1.1

REFERENCE ONLY



Approved Site Plan
1/8" = 1'-0"
BPA#: 2019-0603-2332-S2



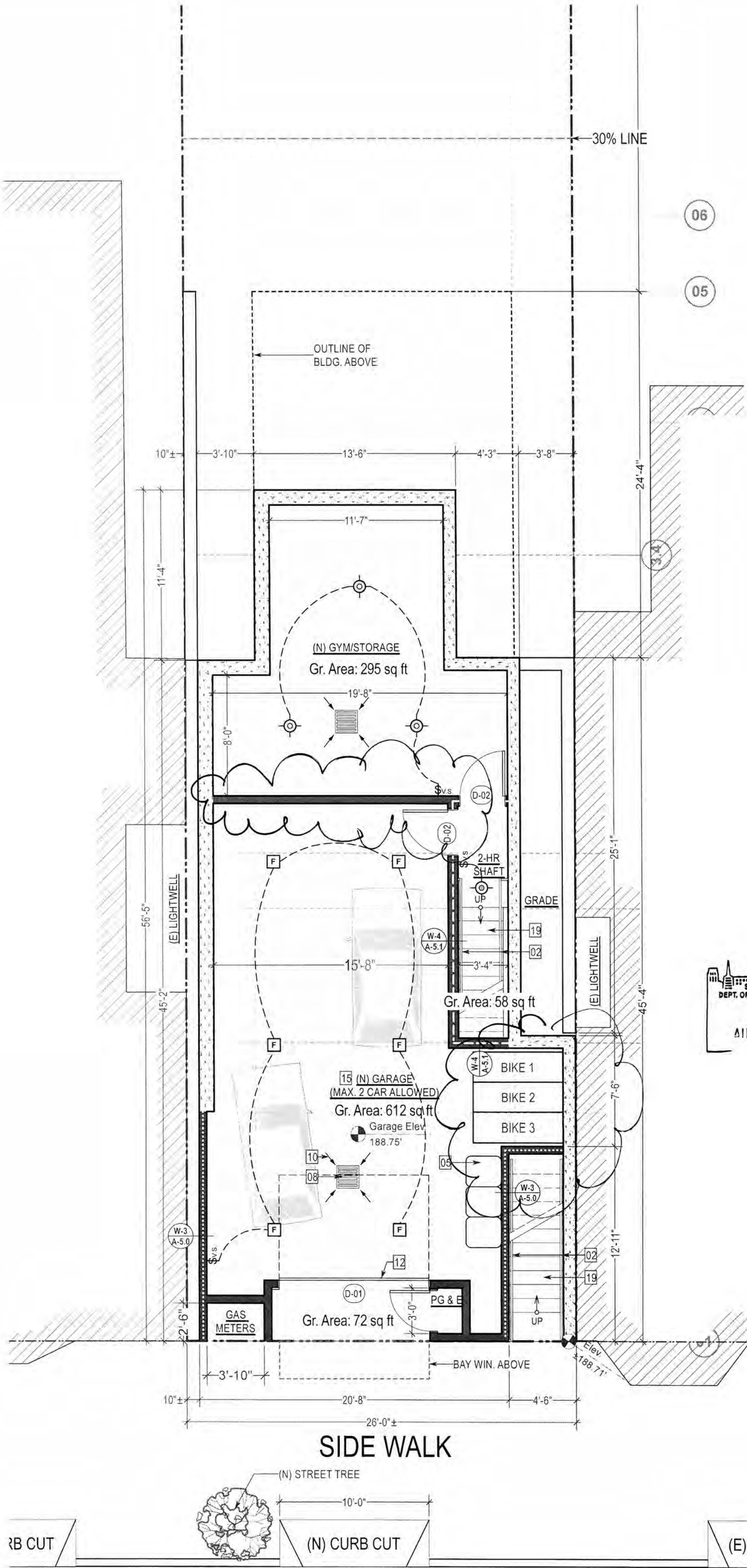
FOR REFERENCE ONLY
Approved Revision Site Plan
1/8" = 1'-0"
BPA#: 2024-0625-5180



	1	2	3	4	5	6	7	8	9	10
A		RECESSED LED LIGHT, PROV. 1-HR FIRE RATED BOX WHERE NEEDED								
		WALL-MOUNT LIGHTING FIXTURE								
		FLUORESCENT WALL-MOUNT LIGHTING FIXTURE								
		SWITCH W/ DIMMER								
		SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)								
		SWITCH W/ CERTIFIED VACANCY SENSOR(S)								
		FLUORESCENT LIGHT								
		CARBON MONOXIDE DETECTOR/ALARM								
		SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP								
		RESCUE WINDOW / EMERGENCY ESCAPE								
B		PROPERTY LINE								
		(E) WALL TO BE REMOVED								
		(E) WALL TO REMAIN								
		(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED								
		(N) WALL TO BE CONSTRUCTED								
		(N) WALL TO BE 1-HR. FIRE RATED								
		(N) CONCRETE WALL TO BE CONSTRUCTED								
		1 HR. FIRE RATED PARAPET WALL								
		(E) WALL TO BE RETROFITTED TO 2-HR. FIRE RATED								
		(N) WALL TO BE 2-HR. FIRE RATED								

PLAN KEY NOTES:

- 01
- MIN. RUN: 10" MAX. RISE: 7.75"
- 02
- PROV. CONT. HANDRAIL, TYP.
- 03
- 42" HIGH GUARDRAIL, OPENING NOT TO EXCEED 3.95", TYP.
- 04
- PROV. 1-HR CONSTRUCTION UNDERSIDE STAIRS
- 05
- GARBAGE TOTERS TO COMPLY W/SFDBI AB-088
- 08
- 1.5' x 1.5' CATCH BASIN
- 09
- DRAIN, TYP. 1/4":12" SLOPE MAIN DRAIN SYSTEM, TYP.
- 10
- PROV. DRAIN & OVER FLOW, TYP.
- 11
- PROV. 100 SQ. IN. VENTILATION COMB. AIR UP & DN THRU. DR.
- 12
- PROV. 200 SQ. IN. VENTILATION COMB. AIR UP & DN THRU. DR.
- 13
- KITCHEN NOTES SEE SHEET A-5.0
- 14
- BATHROOM NOTES SEE SHEET A-5.0
- 15
- PROVIDE 1-HR. FLOOR-CEILING & 1-HR WALLS AROUND GARAGE
- 16
- MIN. RUN: 11" MAX. RISE: 7"
- 17
- CONCRETE RETAINING WALL ABOVE PROFILE OF THE STAIRWAY
- 19
- MIN. RUN: 11" MAX. RISE: 7"



Proposed Basement Plan
3/16" = 1'-0"

PROJECT NAME
466 Elizabeth St
SAN FRANCISCO, CA



RKD CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
WWW.RKDCONSULT.COM

SHEET TITLE

Proposed
Basement
Floor Plan



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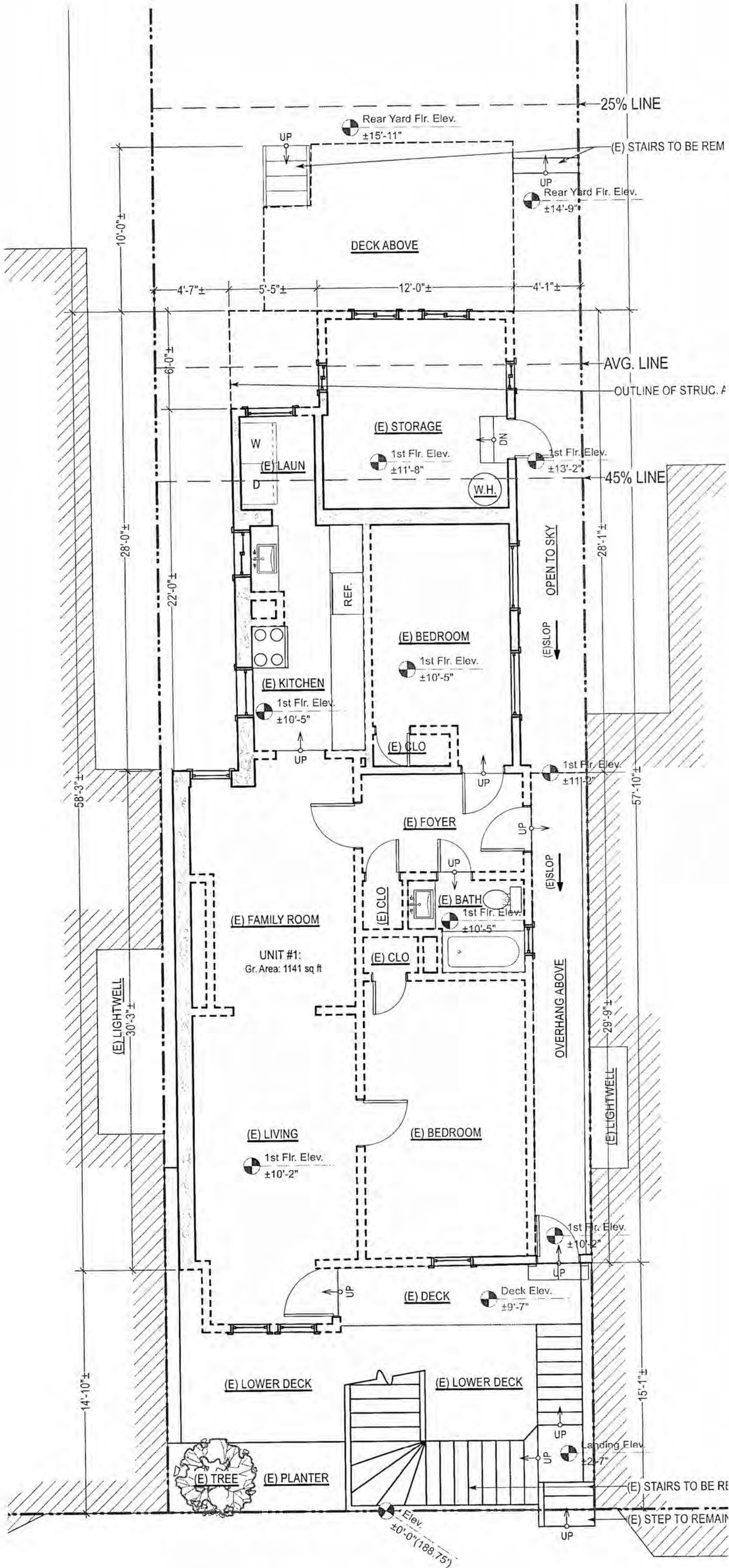
ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN	S.M.
CHECKED	R.K.
DATE	12/05/2018
REVISED DATE	04/07/2025
JOB NO.	18-1820
SHEET NO.	A-2.0

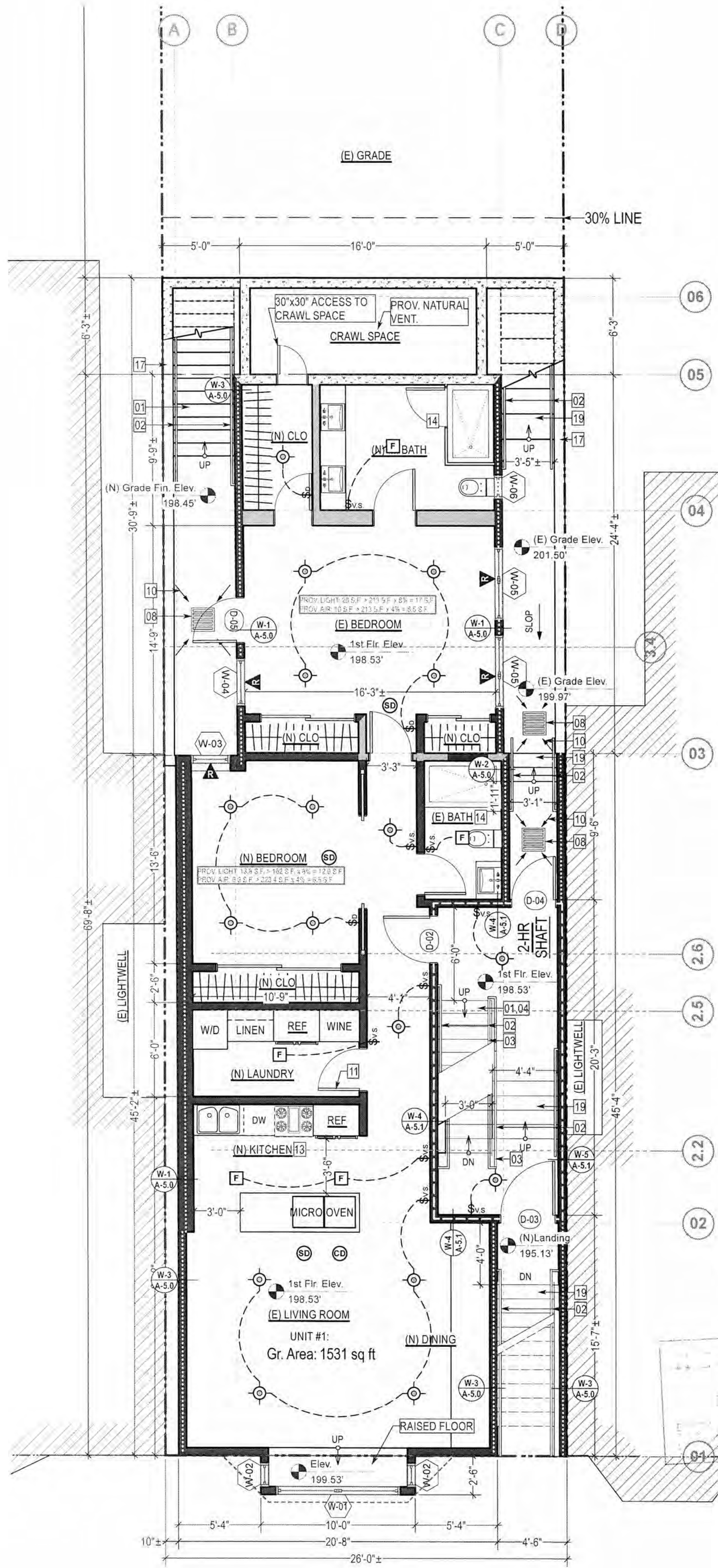
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	WALL-MOUNT LIGHTING FIXTURE
	FLUORESCENT WALL-MOUNT LIGHTING FIXTURE
	SWITCH W/ DIMMER
	SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)
	SWITCH W/ CERTIFIED VACANCY SENSOR(S)
	FLUORESCENT LIGHT
	CARBON MONOXIDE DETECTOR/ALARM
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
	RESCUE WINDOW / EMERGENCY ESCAPE
	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) CONCRETE WALL TO BE CONSTRUCTED
	1 HR. FIRE RATED PARAPET WALL
	(E) WALL TO BE RETROFITTED TO 2-HR. FIRE RATED
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SIDE WALK
Existing First Floor Demo Plan
3/16" = 1'-0"
BPA#: 2019-0603-2332-S2



Proposed First Floor Plan
3/16" = 1'-0"

APPROVED UNDER PERMIT 2025-01684998

PROJECT NAME

466 Elizabeth St
SAN FRANCISCO, CA



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4653 MISSION STREET
SAN FRANCISCO CA 94112
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SHEET TITLE

(E) & (N) First
Floor Plans



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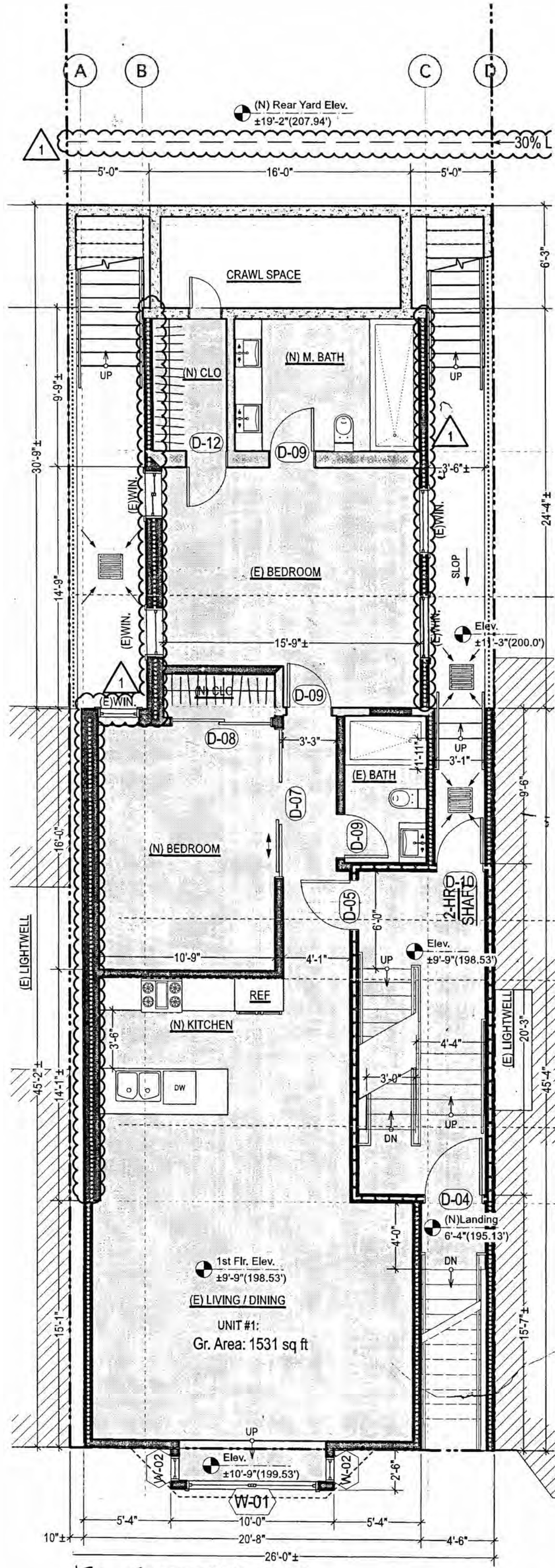
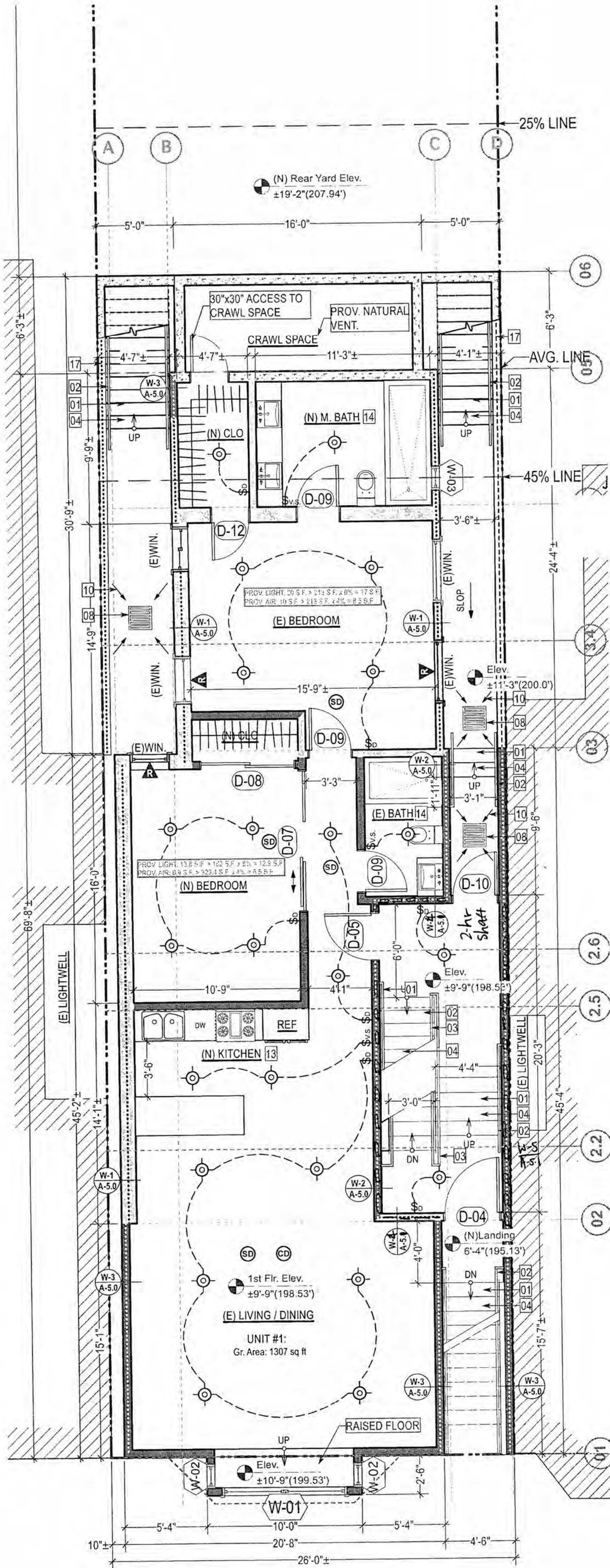
JOB NO.	18-1820
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SHEET NO.	
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A-2.1

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○	RECESSED LED LIGHT, PROV. 1-HR FIRE RATED BOX WHERE NEEDED									
⌒	WALL-MOUNT LIGHTING FIXTURE									
⌒	FLUORESCENT WALL-MOUNT LIGHTING FIXTURE									
\$	SWITCH W/ DIMMER									
\$	SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)									
\$	SWITCH W/ CERTIFIED VACANCY SENSOR(S)									
F	FLUORESCENT LIGHT									
CD	CARBON MONOXIDE DETECTOR/ALARM									
SD	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP									
R	RESCUE WINDOW / EMERGENCY ESCAPE									
---	PROPERTY LINE									
---	(E) WALL TO BE REMOVED									
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---	(N) WALL TO BE CONSTRUCTED									
---	(N) WALL TO BE 1-HR. FIRE RATED									
---	(N) CONCRETE WALL TO BE CONSTRUCTED									
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REFERENCE ONLY



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SAN FRANCISCO CA 94112
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SHEET TITLE

Approved First
Floor Plans



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DATE	12/05/2018
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REVISED DATE	04/07/2025
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JOB NO.	18-1820
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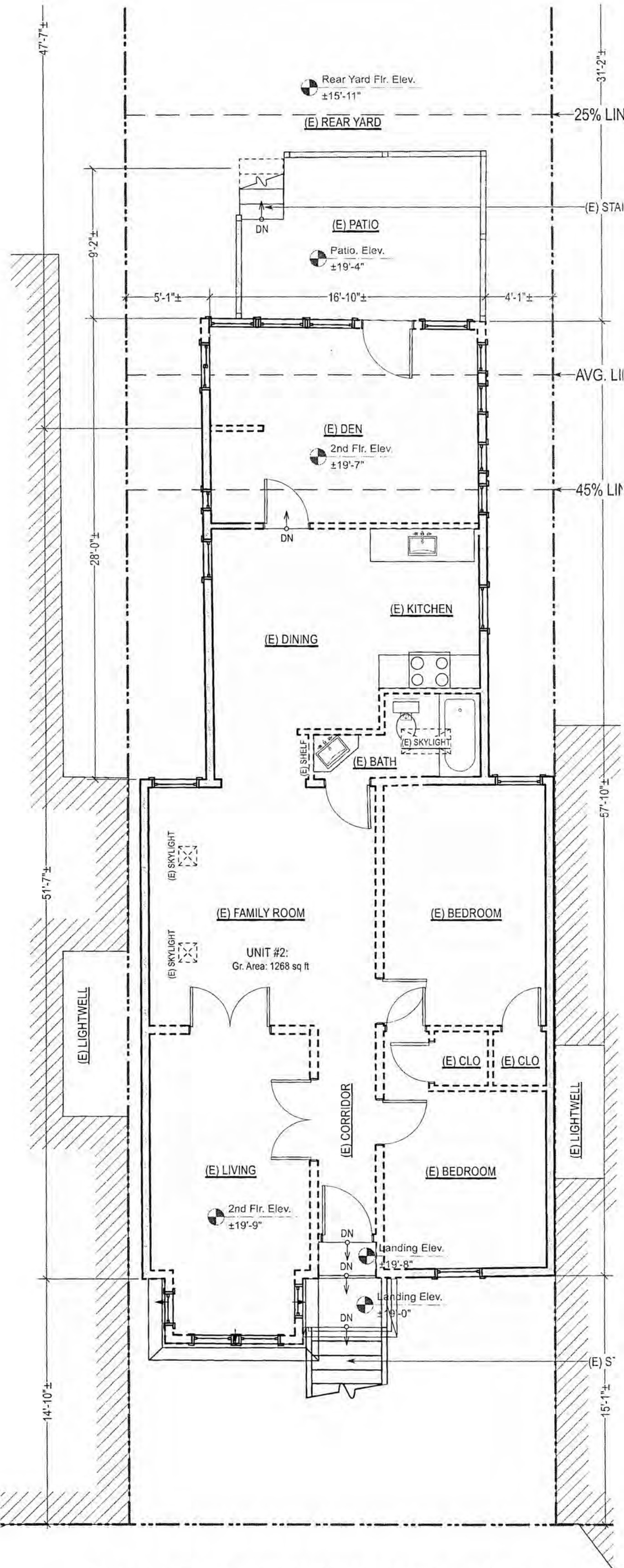
SHEET NO.	
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A-2.11

	1	2
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		FLUORESCENT WALL-MOUNT LIGHTING FIXTURE
		SWITCH W/ DIMMER
		SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)
		SWITCH W/ CERTIFIED VACANCY SENSOR(S)
		FLUORESCENT LIGHT
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		SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
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R		PROPERTY LINE
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		(N) WALL TO BE CONSTRUCTED
		(N) WALL TO BE 1-HR. FIRE RATED
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		1 HR. FIRE RATED PARAPET WALL
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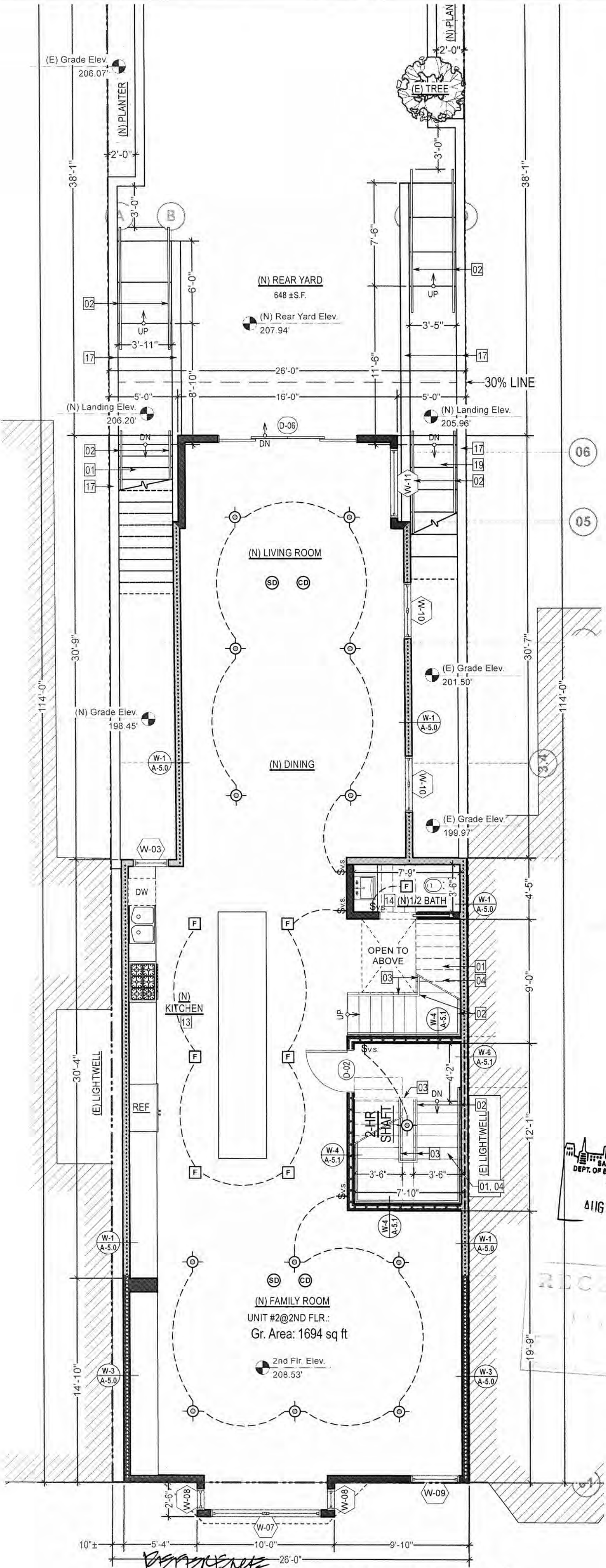
PLAN KEY NOTES:

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- CONCRETE RETAINING WALL ABOVE PROFILE OF THE STAIRWAY
- 19
- MIN. RUN: 11" MAX. RISE: 7"



Existing Second Floor Demo Plan

3/16" = 1'-0"
BPA#: 2019-0603-2332-S2



Proposed Second Floor Plan

3/16" = 1'-0"
UNEX PERMIT-2019-0603-2332-S2

PROJECT NAME

466 Elizabeth St
SAN FRANCISCO, CA

R&K
consulting

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SHEET TITLE

(E) & (N)
Second
Floor Plans



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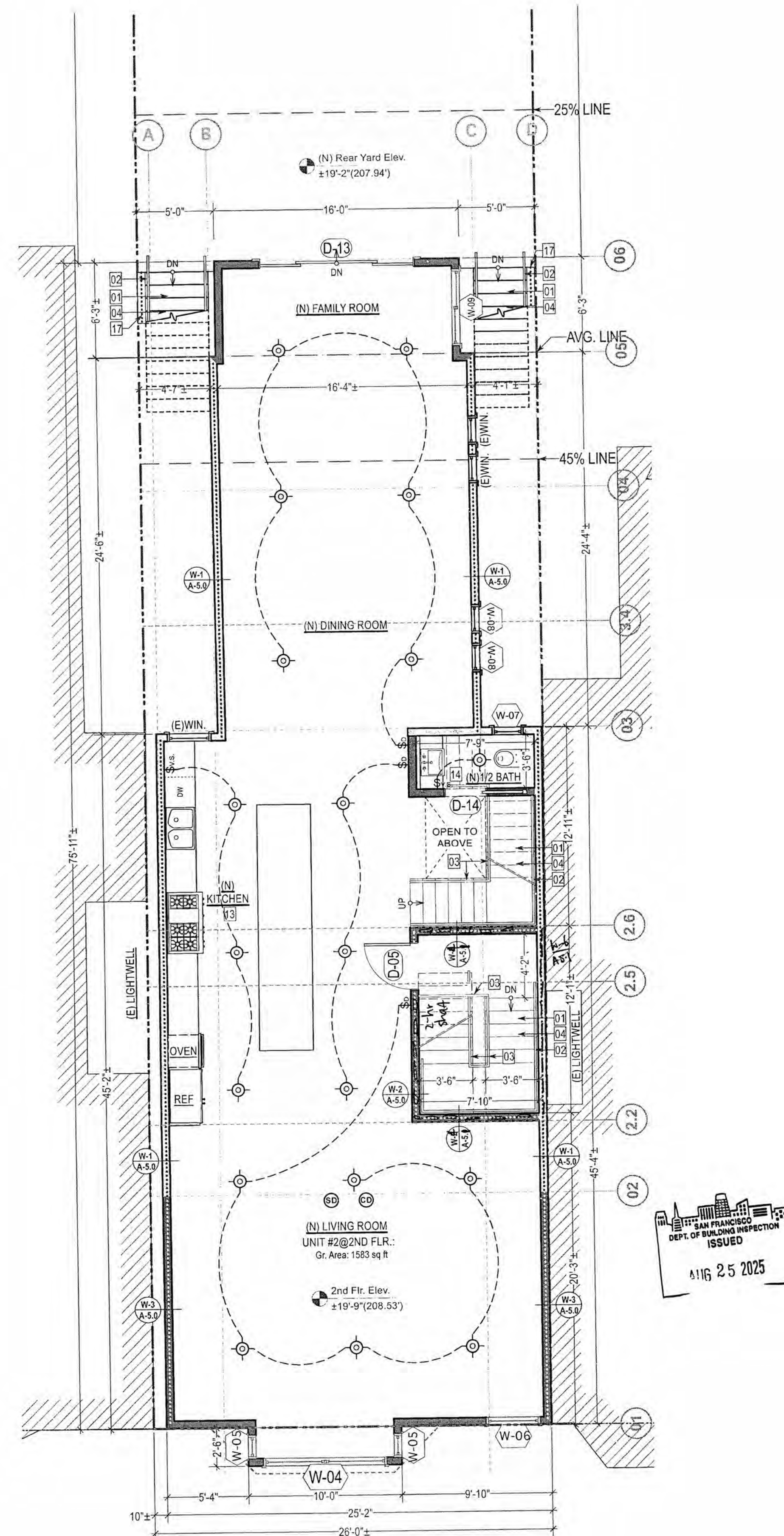
JOB NO.	18-1820
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SHEET NO.

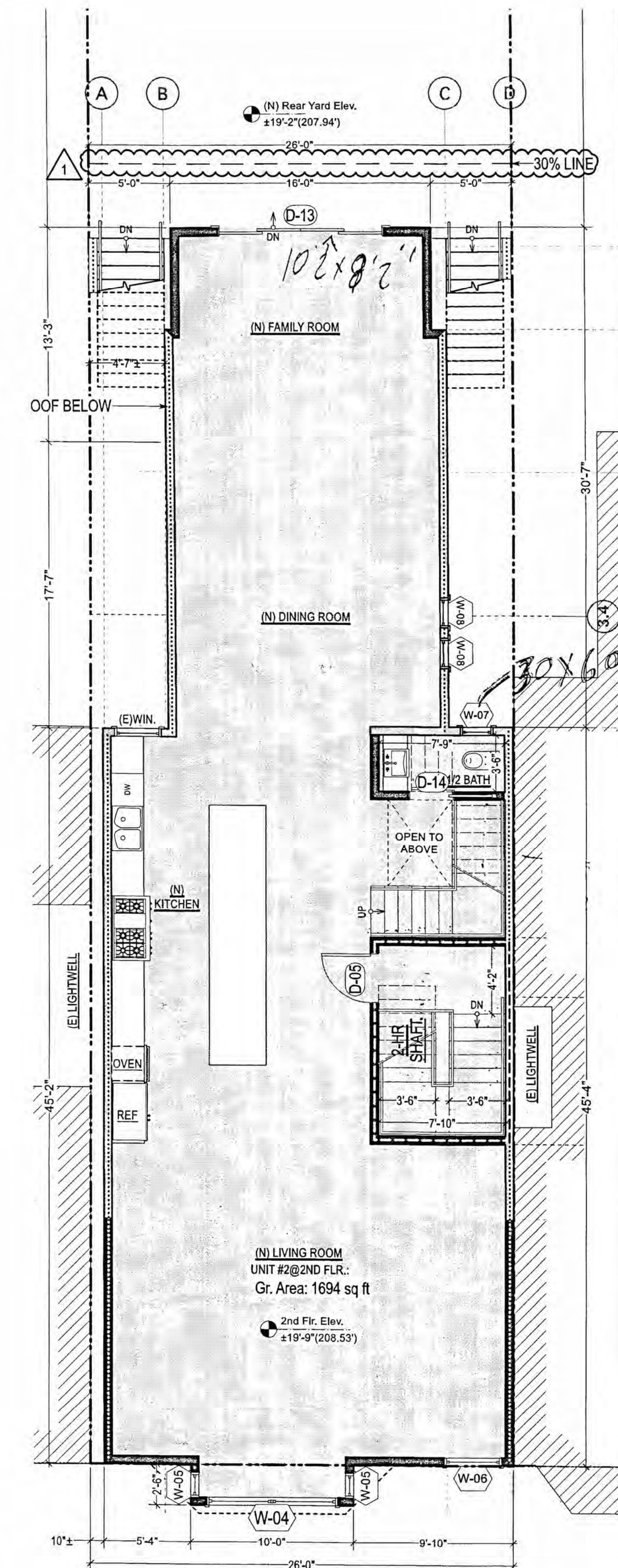
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	2		
A		RECESSED LED LIGHT, PROV. 1-HR FIRE RATED BOX WHERE NEEDED	
		WALL-MOUNT LIGHTING FIXTURE	
		FLUORESCENT WALL-MOUNT LIGHTING FIXTURE	
	\$D	SWITCH W/ DIMMER	
	\$O.S.	SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)	
	\$V.S.	SWITCH W/ CERTIFIED VACANCY SENSOR(S)	
	F	FLUORESCENT LIGHT	
	CD	CARBON MONOXIDE DETECTOR/ALARM	
	SD	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP	
	R	RESCUE WINDOW / EMERGENCY ESCAPE	
B	-----	PROPERTY LINE	
	-----	(E) WALL TO BE REMOVED	
	=====	(E) WALL TO REMAIN	
	-----	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED	
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	-----	1 HR. FIRE RATED PARAPET WALL	
	-----	(E) WALL TO BE RETROFITTED TO 2-HR. FIRE RATED	
	=====	(N) WALL TO BE 2-HR. FIRE RATED	

REFERENCE ONLY



Approved Second Floor Plan
3/16" = 1'-0"
BPA#: 2019-0603-2332-S2



Approved Revision Second Floor Plan
3/16" = 1'-0"
BPA#: 2024-0625-5180

PROJECT NAME

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SAN FRANCISCO, CA

RdK
consulting

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4653 MISSION STREET
SAN FRANCISCO CA 94112
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SHEET TITLE

Approved Second Floor Plans



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN S.M.

CHECKED R.K.

DATE 12/05/2018

REVISÉ DATE 04/07/2025

JOB NO. 18-1820

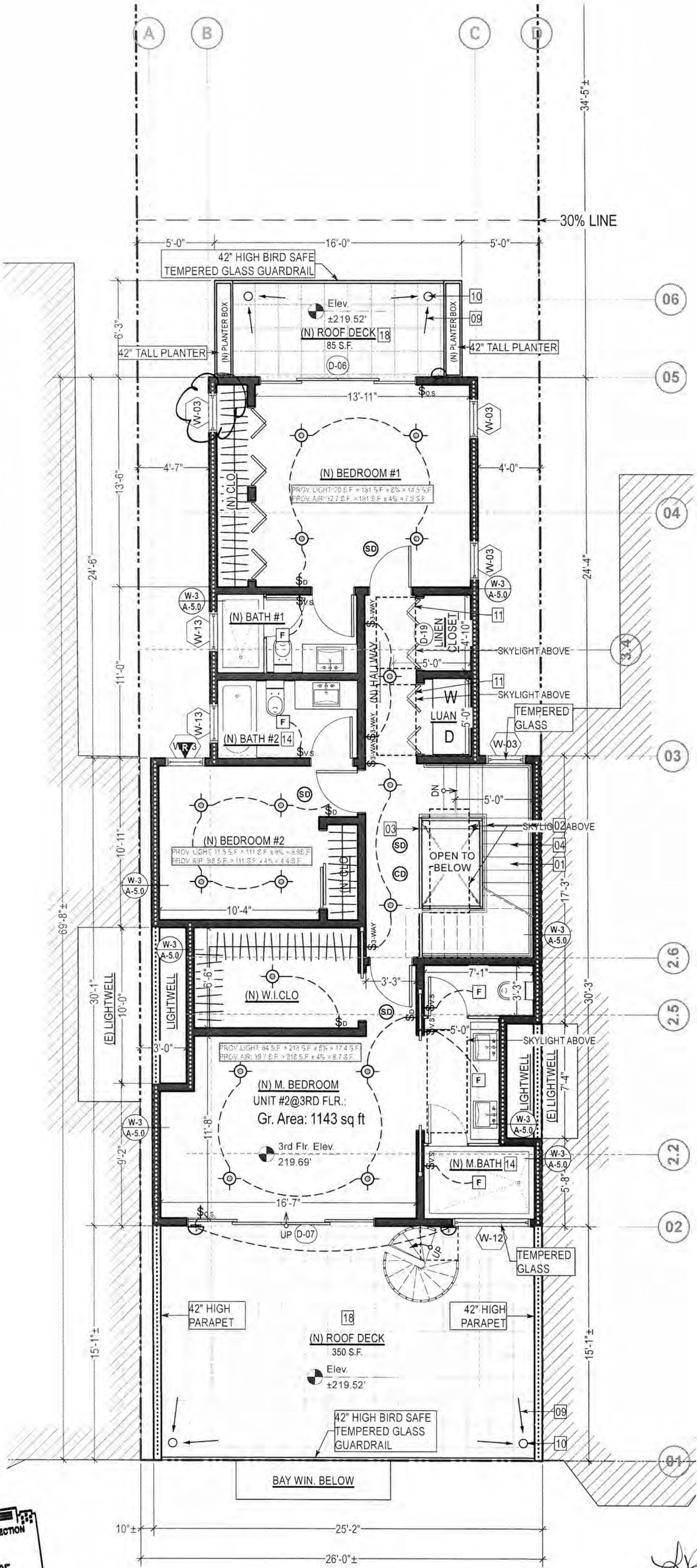
SHEET NO.

A-2.21

	1	2	3	4	5	6	7	8	9	10
A		RECESSED LED LIGHT, PROV. 1-HR FIRE RATED BOX WHERE NEEDED								
		WALL-MOUNT LIGHTING FIXTURE								
		FLUORESCENT WALL-MOUNT LIGHTING FIXTURE								
		SWITCH W/ DIMMER								
		SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)								
		SWITCH W/ CERTIFIED VACANCY SENSOR(S)								
		FLUORESCENT LIGHT								
		CARBON MONOXIDE DETECTOR/ALARM								
		SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP								
		RESCUE WINDOW / EMERGENCY ESCAPE								
B		PROPERTY LINE								
		(E) WALL TO BE REMOVED								
		(E) WALL TO REMAIN								
		(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED								
		(N) WALL TO BE CONSTRUCTED								
		(N) WALL TO BE 1-HR. FIRE RATED								
		(N) CONCRETE WALL TO BE CONSTRUCTED								
		1 HR. FIRE RATED PARAPET WALL								
		(E) WALL TO BE RETROFITTED TO 2-HR. FIRE RATED								
		(N) WALL TO BE 2-HR. FIRE RATED								
C										

PLAN KEY NOTES:

- 01
- MIN. RUN: 10" MAX. RISE: 7.75"
- 02
- PROV. CONT. HANDRAIL, TYP.
- 03
- 42" HIGH GUARDRAIL, OPENING NOT TO EXCEED 3.95", TYP.
- 04
- PROV. 1-HR CONSTRUCTION UNDERSIDE STAIRS
- 05
- GARBAGE TOTERS TO COMPLY W/SFDBI AB-088
- 08
- 1.5' x 1.5' CATCH BASIN
- 09
- DRAIN, TPY. 1/4":12" SLOPE MAIN DRAIN SYSTEM, TYP.
- 10
- PROV. DRAIN & OVER FLOW, TYP.
- 11
- PROV. 100 SQ. IN. VENTILATION COMB. AIR UP & DN THRU. DR.
- 12
- PROV. 200 SQ. IN. VENTILATION COMB. AIR UP & DN THRU. DR.
- 13
- KITCHEN NOTES SEE SHEET A-5.0
- 14
- BATHROOM NOTES SEE SHEET A-5.0
- 15
- PROVIDE 1-HR. FLOOR-CEILING & 1-HR WALLS AROUND GARAGE
- 16
- MIN. RUN: 11" MAX. RISE: 7"
- 17
- CONCRETE RETAINING WALL ABOVE PROFILE OF THE STAIRWAY
- 19
- MIN. RUN: 11" MAX. RISE: 7"



Proposed Third Floor Plan
3/16" = 1'-0"



LAUREN BHL
MAY 09 2025
PLANNING DEPARTMENT

PROJECT NAME

466 Elizabeth St
SAN FRANCISCO, CA



RKD CONSULTING CORPORATION
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SAN FRANCISCO CA 94112
TEL: (415) 741.1292
WWW.RKDCONSULT.COM

SHEET TITLE

Proposed
Third Floor
Plan



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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DATE	12/05/2018
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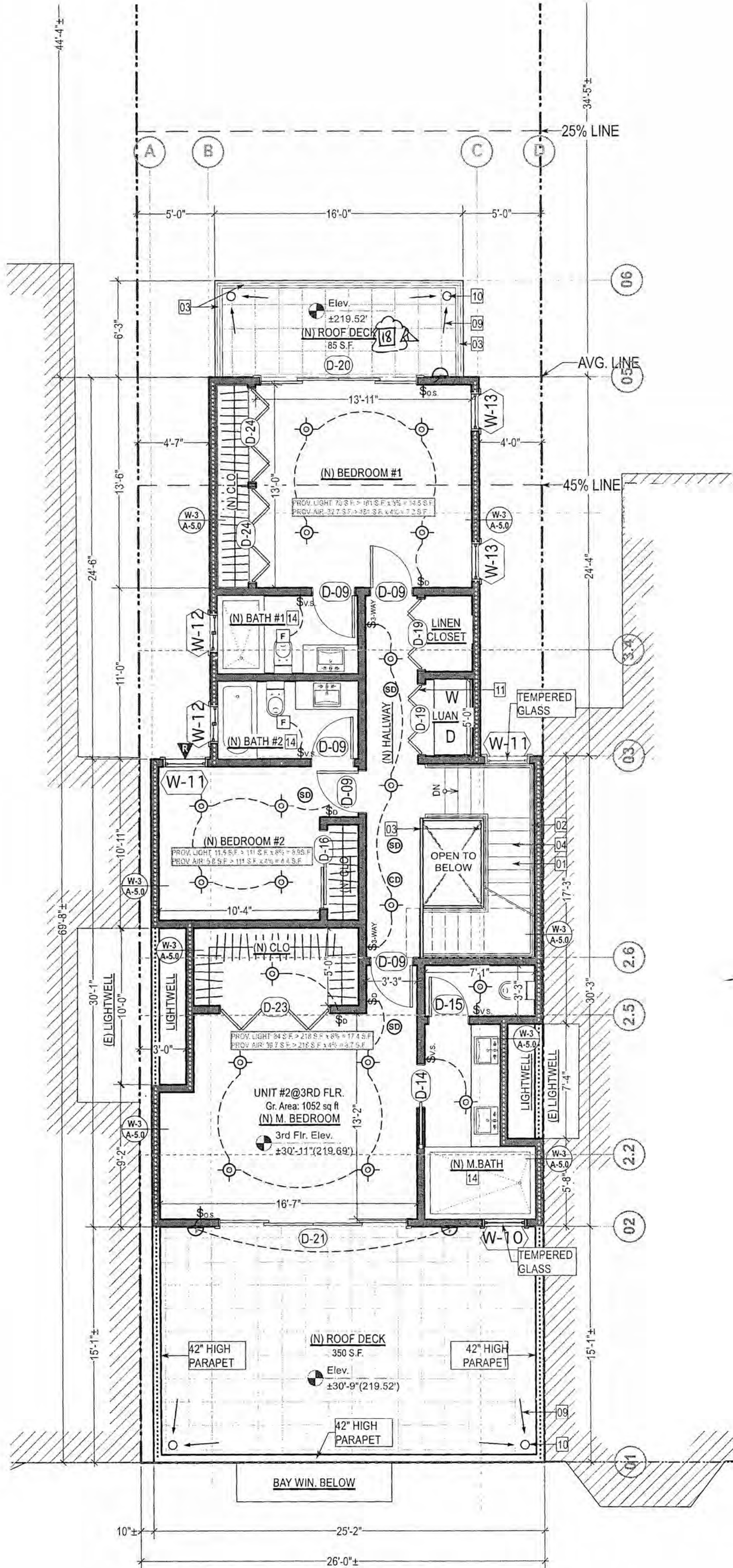
JOB NO.	18-1820
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SHEET NO.	
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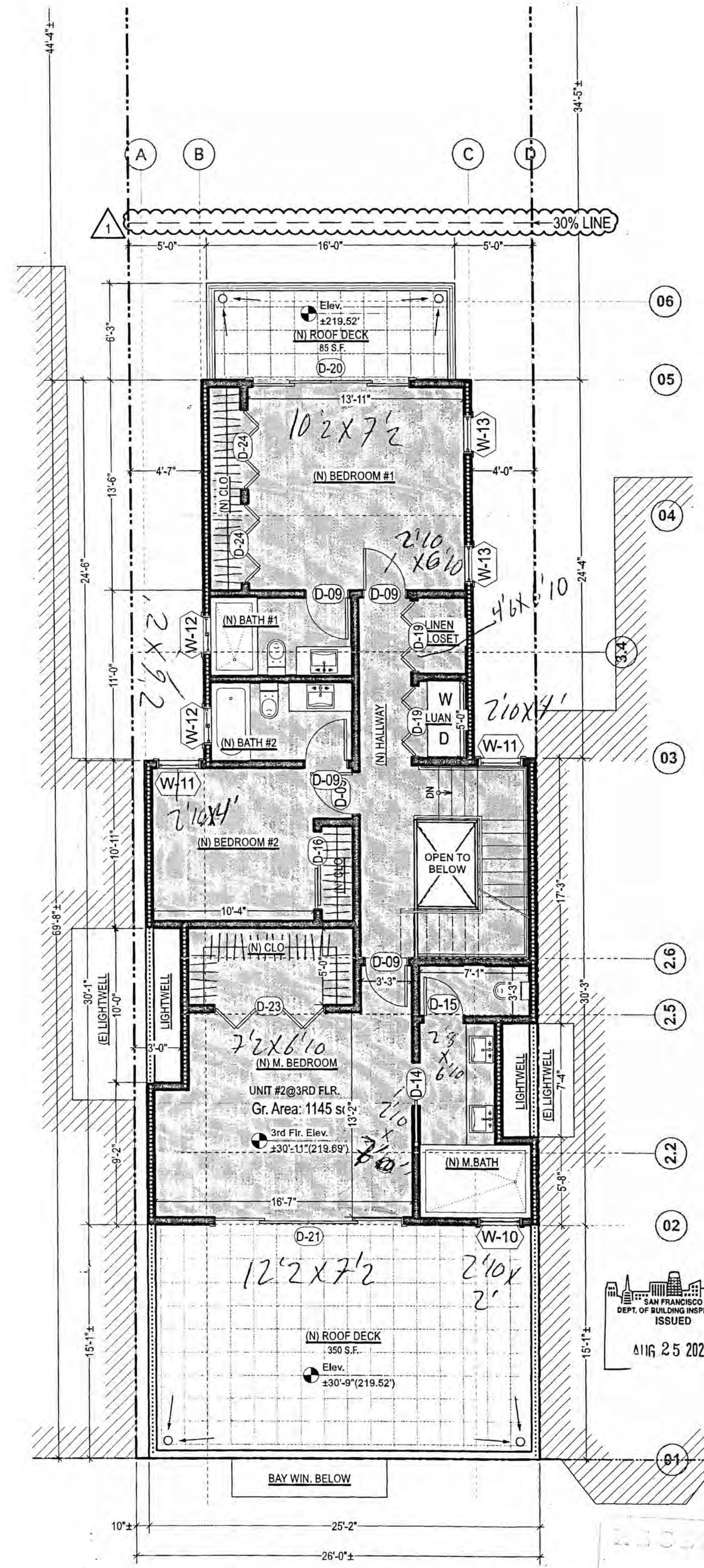
A-2.3

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		RECESSED LED LIGHT, PROV. 1-HR FIRE RATED BOX WHERE NEEDED								
		WALL-MOUNT LIGHTING FIXTURE								
		FLUORESCENT WALL-MOUNT LIGHTING FIXTURE								
		SWITCH W/ DIMMER								
		SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)								
		SWITCH W/ CERTIFIED VACANCY SENSOR(S)								
		FLUORESCENT LIGHT								
		CARBON MONOXIDE DETECTOR/ALARM								
		SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP								
		RESCUE WINDOW / EMERGENCY ESCAPE								
B	---	PROPERTY LINE								
	---	(E) WALL TO BE REMOVED								
	---	(E) WALL TO REMAIN								
	---	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED								
	---	(N) WALL TO BE CONSTRUCTED								
	---	(N) WALL TO BE 1-HR. FIRE RATED								
	---	(N) CONCRETE WALL TO BE CONSTRUCTED								
C	---	1 HR. FIRE RATED PARAPET WALL								
	---	(E) WALL TO BE RETROFITTED TO 2-HR. FIRE RATED								
	---	(N) WALL TO BE 2-HR. FIRE RATED								

REFERENCE ONLY



Approved Third Floor Plan
3/16" = 1'-0"
BPA#: 2019-0603-2332-S2



Approved Revision Third Floor Plan
3/16" = 1'-0"
BPA#: 2024-0625-5180

PROJECT NAME
**466 Elizabeth St
SAN FRANCISCO, CA**



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SHEET TITLE

Approved
Third Floor
Plans



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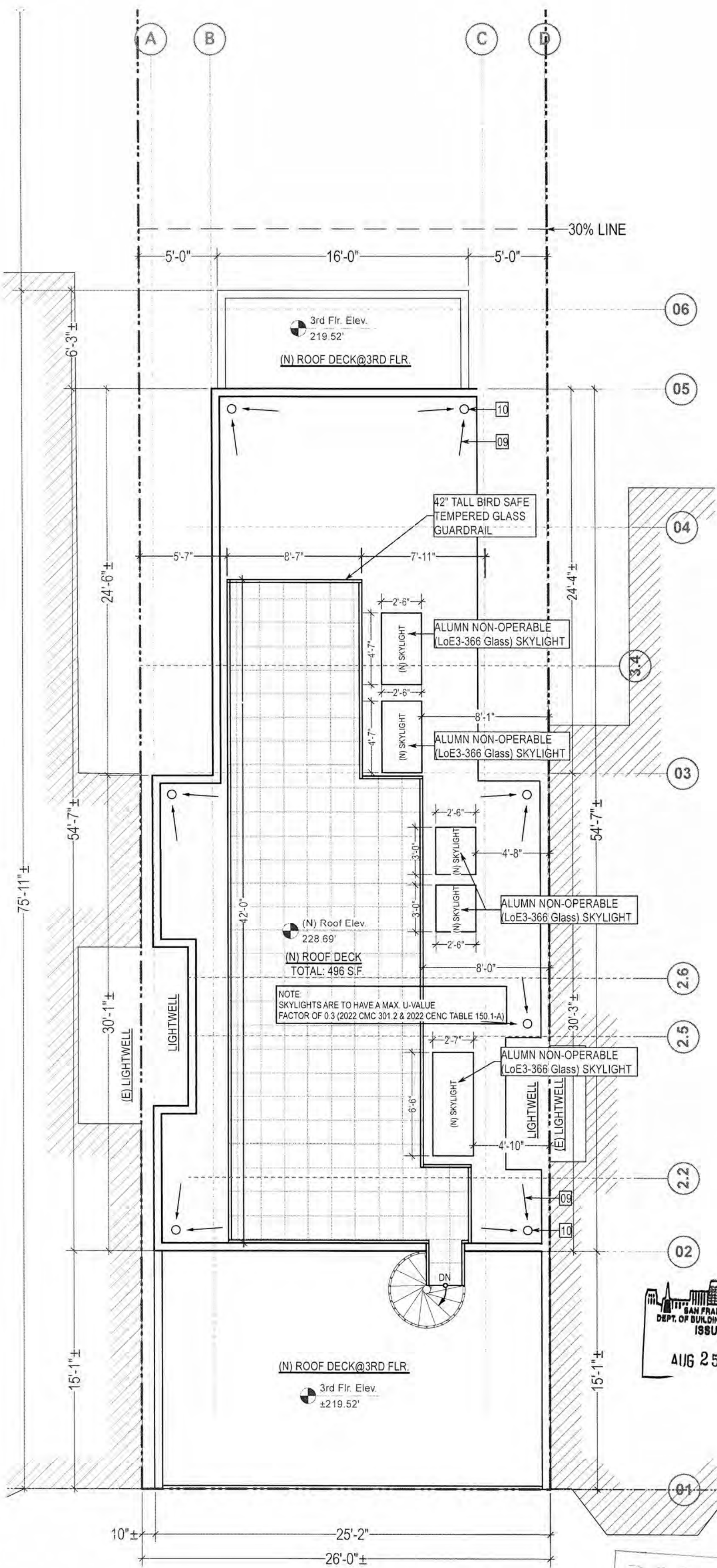
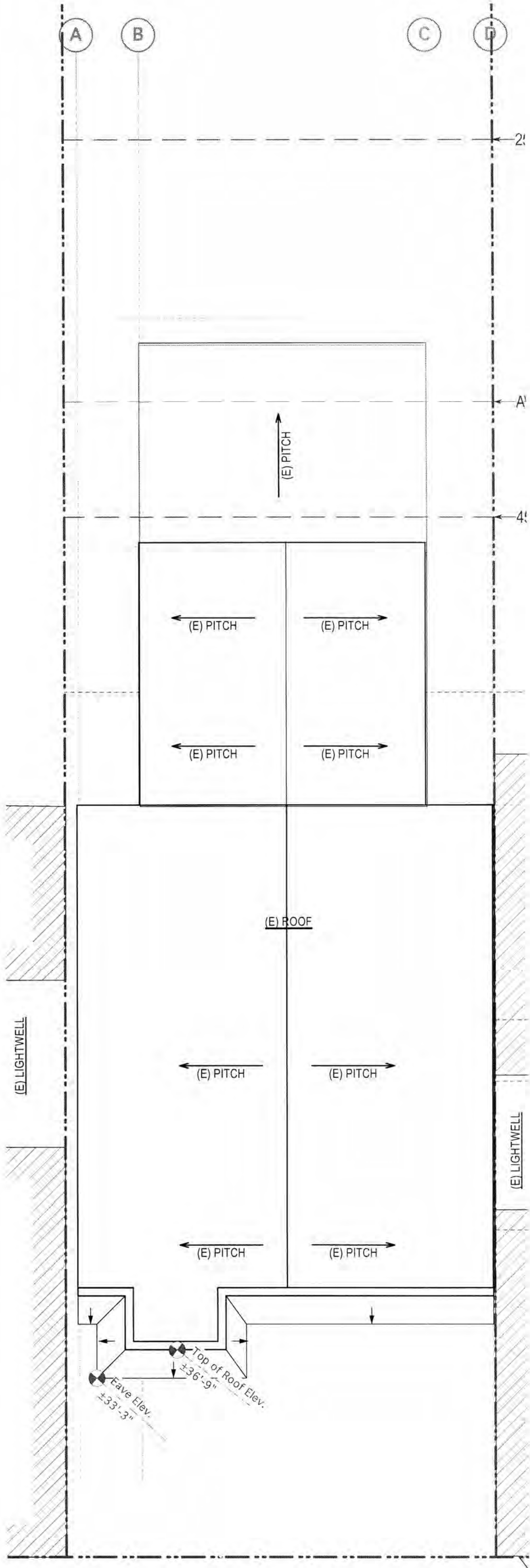
ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

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DATE	12/05/2018
REVISED DATE	04/07/2025
JOB NO.	18-1820
SHEET NO.	A-2.31

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		RECESSED LED LIGHT, PROV. 1-HR FIRE RATED BOX WHERE NEEDED								
		WALL-MOUNT LIGHTING FIXTURE								
		FLUORESCENT WALL-MOUNT LIGHTING FIXTURE								
		SWITCH W/ DIMMER								
A		SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)								
		SWITCH W/ CERTIFIED VACANCY SENSOR(S)								
		FLUORESCENT LIGHT								
		CARBON MONOXIDE DETECTOR/ALARM								
		SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP								
		RESCUE WINDOW / EMERGENCY ESCAPE								
		PROPERTY LINE								
		(E) WALL TO BE REMOVED								
B		(E) WALL TO REMAIN								
		(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED								
		(N) WALL TO BE CONSTRUCTED								
		(N) WALL TO BE 1-HR. FIRE RATED								
		(N) CONCRETE WALL TO BE CONSTRUCTED								
		1 HR. FIRE RATED PARAPET WALL								
		(E) WALL TO BE RETROFITTED TO 2-HR. FIRE RATED								
		(N) WALL TO BE 2-HR. FIRE RATED								

PLAN KEY NOTES:

- 01 MIN. RUN: 10" MAX. RISE: 7.75"
- 02 PROV. CONT. HANDRAIL, TYP.
- 03 42" HIGH GUARDRAIL, OPENING NOT TO EXCEED 3.95", TYP.
- 04 PROV. 1-HR CONSTRUCTION UNDERSIDE STAIRS
- 05 GARBAGE TOTERS TO COMPLY W/SFDBI AB-088
- 08 1.5' x 1.5' CATCH BASIN
- 09 DRAIN, TYP. 1/4":12" SLOPE MAIN DRAIN SYSTEM, TYP.
- 10 PROV. DRAIN & OVER FLOW, TYP.
- 11 PROV. 100 SQ. IN. VENTILATION COMB. AIR UP & DN THRU. DR.
- 12 PROV. 200 SQ. IN. VENTILATION COMB. AIR UP & DN THRU. DR.
- 13 KITCHEN NOTES SEE SHEET A-5.0
- 14 BATHROOM NOTES SEE SHEET A-5.0
- 15 PROVIDE 1-HR. FLOOR-CEILING & 1-HR WALLS AROUND GARAGE
- 16 MIN. RUN: 11" MAX. RISE: 7"
- 17 CONCRETE RETAINING WALL ABOVE PROFILE OF THE STAIRWAY
- 19 MIN. RUN: 11" MAX. RISE: 7"



PROJECT NAME

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SHEET TITLE

(E) & (N)
Roof Plans



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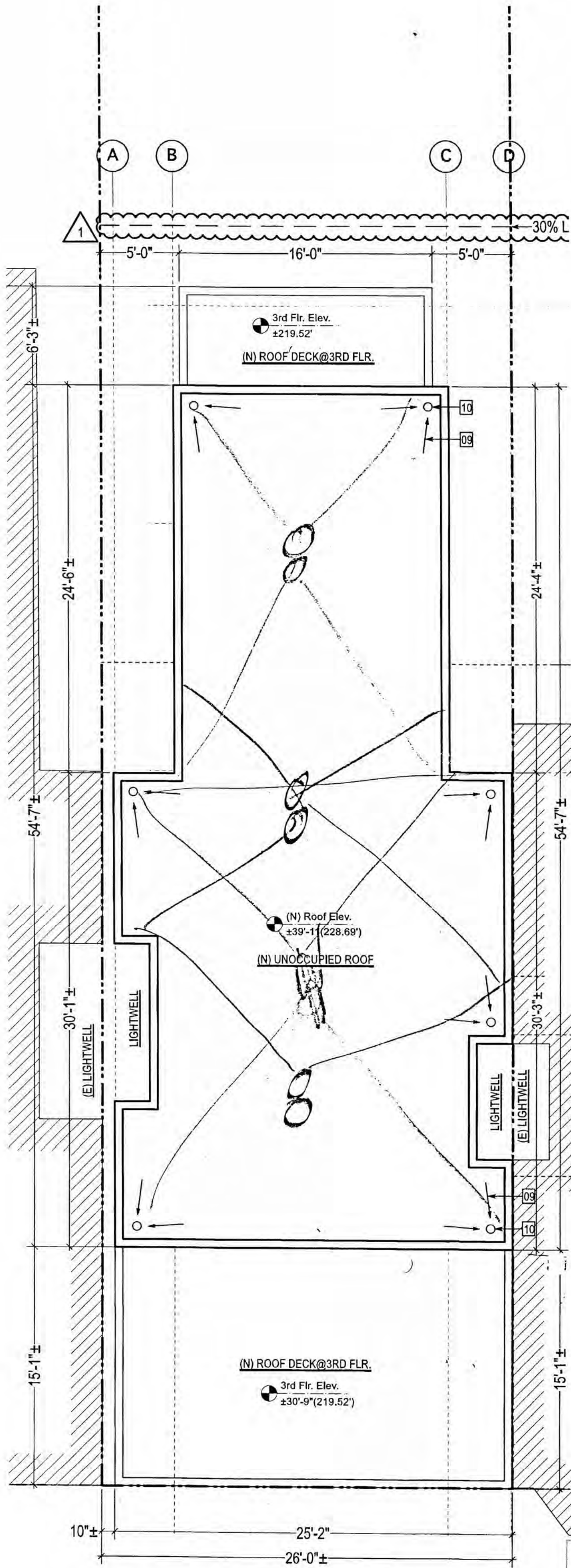
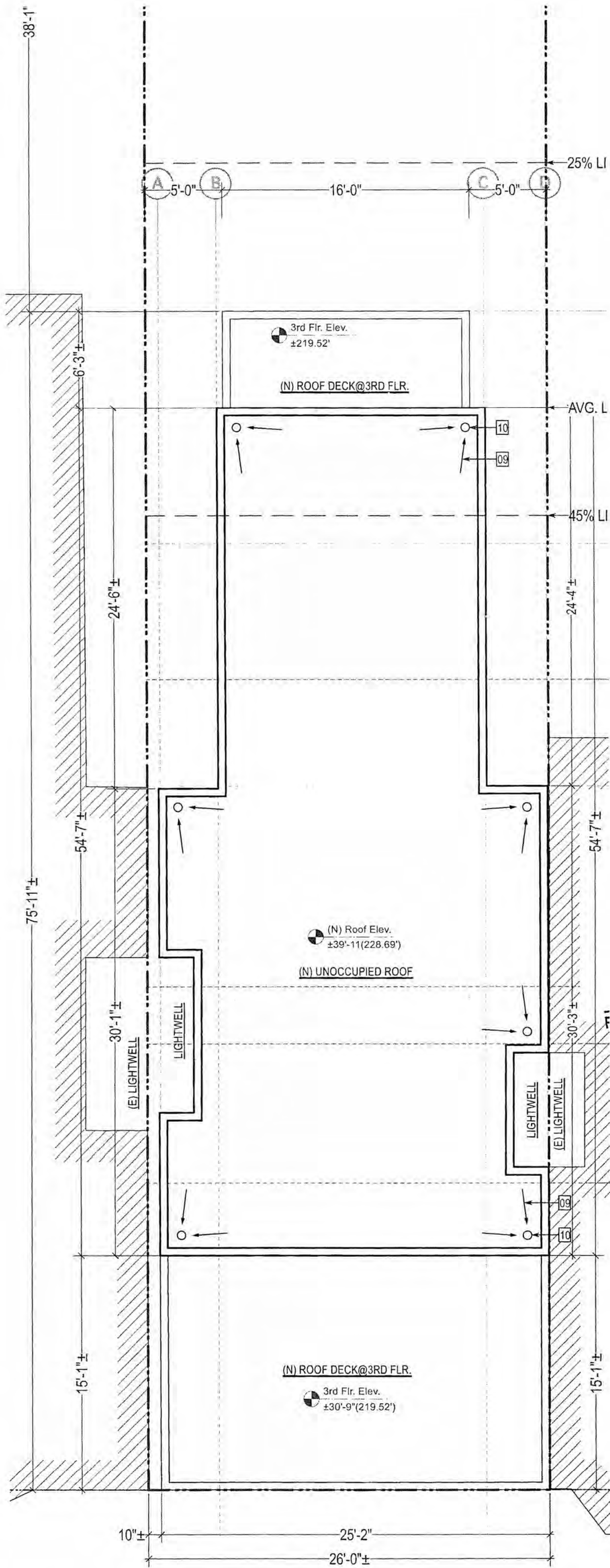
JOB NO.	18-1820
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SHEET NO.

A-2.4

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		RECESSED LED LIGHT, PROV. 1-HR FIRE RATED BOX WHERE NEEDED								
		WALL-MOUNT LIGHTING FIXTURE								
		FLUORESCENT WALL-MOUNT LIGHTING FIXTURE								
		SWITCH W/ DIMMER								
A		SWITCH W/ CERTIFIED OCCUPANT SENSOR(S)								
		SWITCH W/ CERTIFIED VACANCY SENSOR(S)								
		FLUORESCENT LIGHT								
		CARBON MONOXIDE DETECTOR/ALARM								
		SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP								
		RESCUE WINDOW / EMERGENCY ESCAPE								
B		PROPERTY LINE								
		(E) WALL TO BE REMOVED								
		(E) WALL TO REMAIN								
		(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED								
		(N) WALL TO BE CONSTRUCTED								
		(N) WALL TO BE 1-HR. FIRE RATED								
		(N) CONCRETE WALL TO BE CONSTRUCTED								
		1 HR. FIRE RATED PARAPET WALL								
C		(E) WALL TO BE RETROFITTED TO 2-HR. FIRE RATED								
		(N) WALL TO BE 2-HR. FIRE RATED								

REFERENCE ONLY



PROJECT NAME

466 Elizabeth St
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SHEET TITLE

Approved
Roof Plans



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ISSUES / REVISIONS

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JOB NO.	18-1820
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SHEET NO.

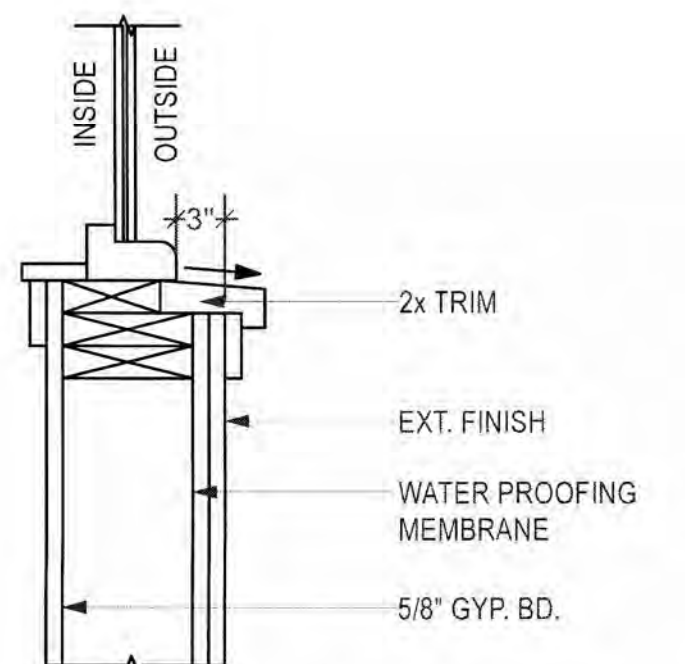
A-2.41

Window Schedule						
	Nominal Size		Window Style	Glass	Material	
	Mark	O.A. Width	O.A. Height	Configuration		Comments
W-	01	8'0"	7'0"	Custom	Safety Glass	ALUM. WOOD CLAD
W-	02	1'6"	7'0"	Custom	Safety Glass	ALUM. WOOD CLAD
W-	03	2'6"	5'0"	Casement	Safety Glass	ALUM. WOOD CLAD
W-	04	3'0"	8'0"	Fixed Glass	Safety Glass	ALUM. WOOD CLAD
W-	05	4'8"	2'4"	Custom	Safety Glass	ALUM. WOOD CLAD
W-	06	1'6"	2'4"	Awning	Safety Glass	ALUM. WOOD CLAD
W-	07	8'0"	8'0"	Custom	Safety Glass	ALUM. WOOD CLAD
W-	08	1'6"	8'0"	Custom	Safety Glass	ALUM. WOOD CLAD
W-	09	3'6"	8'0"	Custom	Safety Glass	ALUM. WOOD CLAD
W-	10	4'0"	5'0"	Bi-parting Casement	Safety Glass	ALUM. WOOD CLAD
W-	11	5'0"	5'0"	Fixed Glass	Safety Glass	ALUM. WOOD CLAD
W-	12	5'0"	2'6"	Awning	Safety Glass	ALUM. WOOD CLAD
W-	13	2'6"	2'0"	Hopper	Safety Glass	ALUM. WOOD CLAD

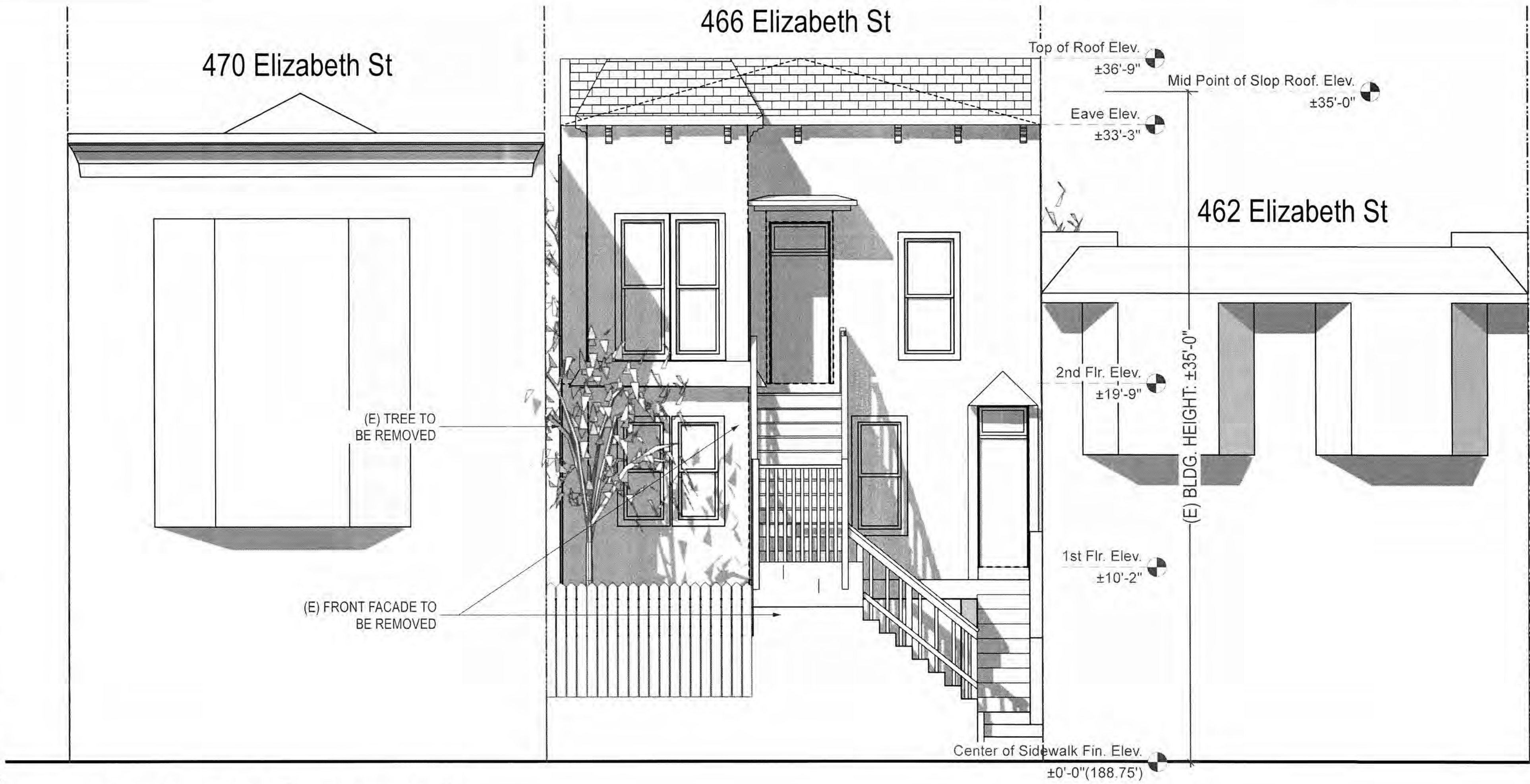
NOTE:
- NFRC LABELS ON NEW WINDOWS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
- SEE ENERGY COMPLIANCE REPORT FOR U-FACTORS
- ALL RESCUE / EGRESS WINDOWS SHALL COMPLY W/ SEC. 1030, IF APPLICABLE
- SEE ELEVATIONS FOR WINDOW DETAILS & OPERATION
- CONSULT W/ SOUND ENGINEER FOR STC REQ.
- WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36" ABOVE THE FINISHED FLOOR & MORE THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY W/ ONE OF THE FOLLOWING:
1. OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75' ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW & THAT ARE PROVIDED W/ WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2006.
2. OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
3. OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED W/ WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
4. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY W/ SECTION 1015.8.1.

Door Schedule						
	Nominal Size			Door Style		
	Mark	Width	Height	Thickness	Configuration	Slab Style
D-	01	10'0"	7'0"	1 3/4"	Overhead	Panel
D-	02	3'0"	6'8"	1 3/4"	Swing	Solid
D-	03	3'6"	7'0"	1 3/4"	Swing	Solid
D-	04	2'10"	6'8"	1 3/4"	Swing	Solid
D-	05	2'10"	8'0"	1 3/4"	Swing	Solid
D-	06	10'0"	8'0"	1 3/4"	Sliding	Glass
D-	07	12'0"	8'0"	1 3/4"	Sliding	Glass
D-	19	4'6"	6'8"	1 3/4"	Folding	Panel

NOTE:
- NFRC LABELS ON NEW DOORS SHALL NOT BE REMOVED UNTIL AFTER FINAL INSPECTION
- SEE ENERGY COMPLIANCE REPORT FOR U-FACTORS
- CONSULT W/ SOUND ENGINEER FOR STC REQ.



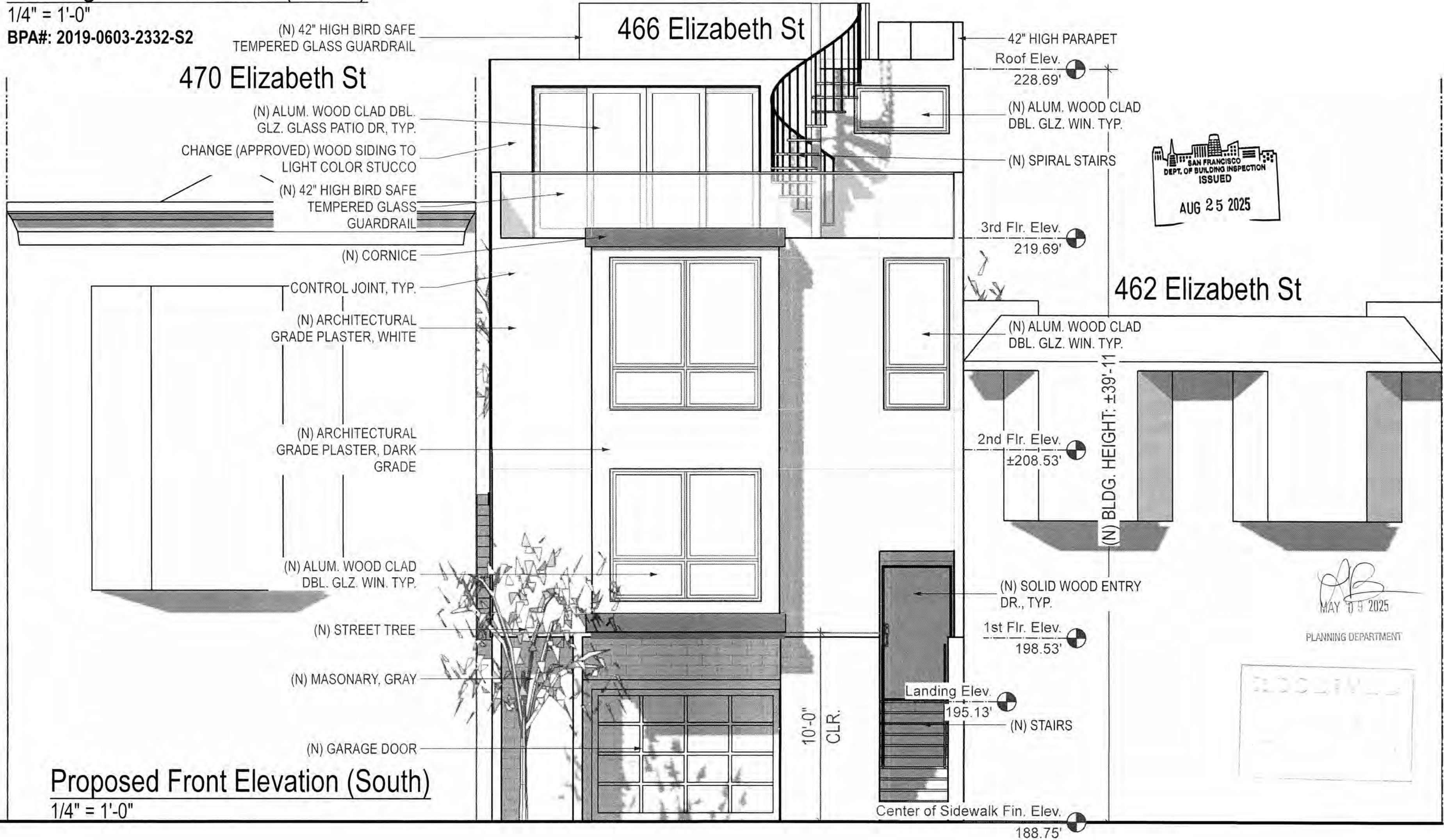
TYPICAL FACADE WINDOW DETAIL
N.T.S.



Existing Front Elevation (South)

1/4" = 1'-0"

BPA#: 2019-0603-2332-S2



Proposed Front Elevation (South)

1/4" = 1'-0"

PROJECT NAME

466 Elizabeth St
SAN FRANCISCO, CA

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SHEET TITLE

(E) & (N)
Front Elevations
&
Window/Door
Schedule



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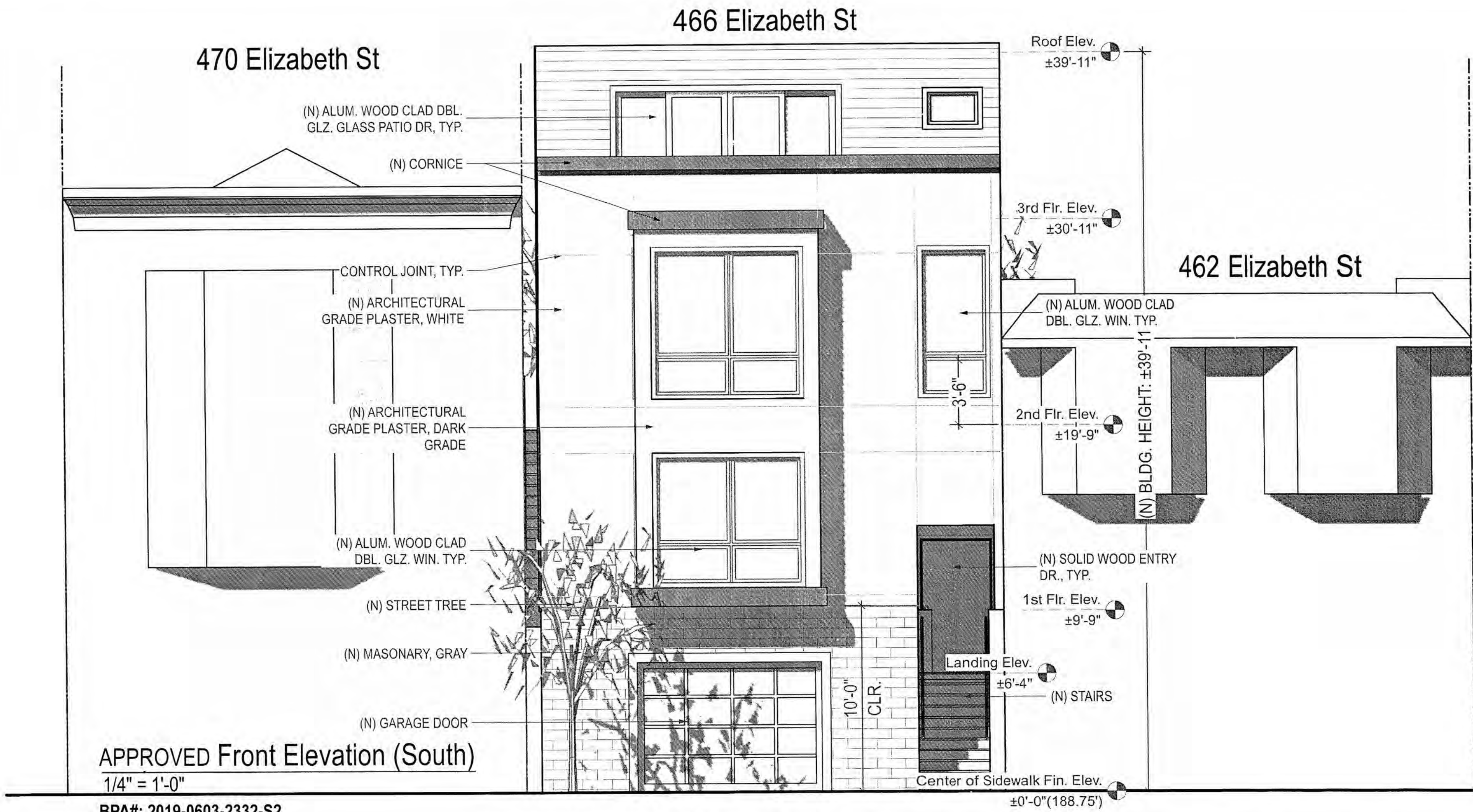
DATE	12/05/2018
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REVISED DATE	04/07/2025
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JOB NO.	18-1820
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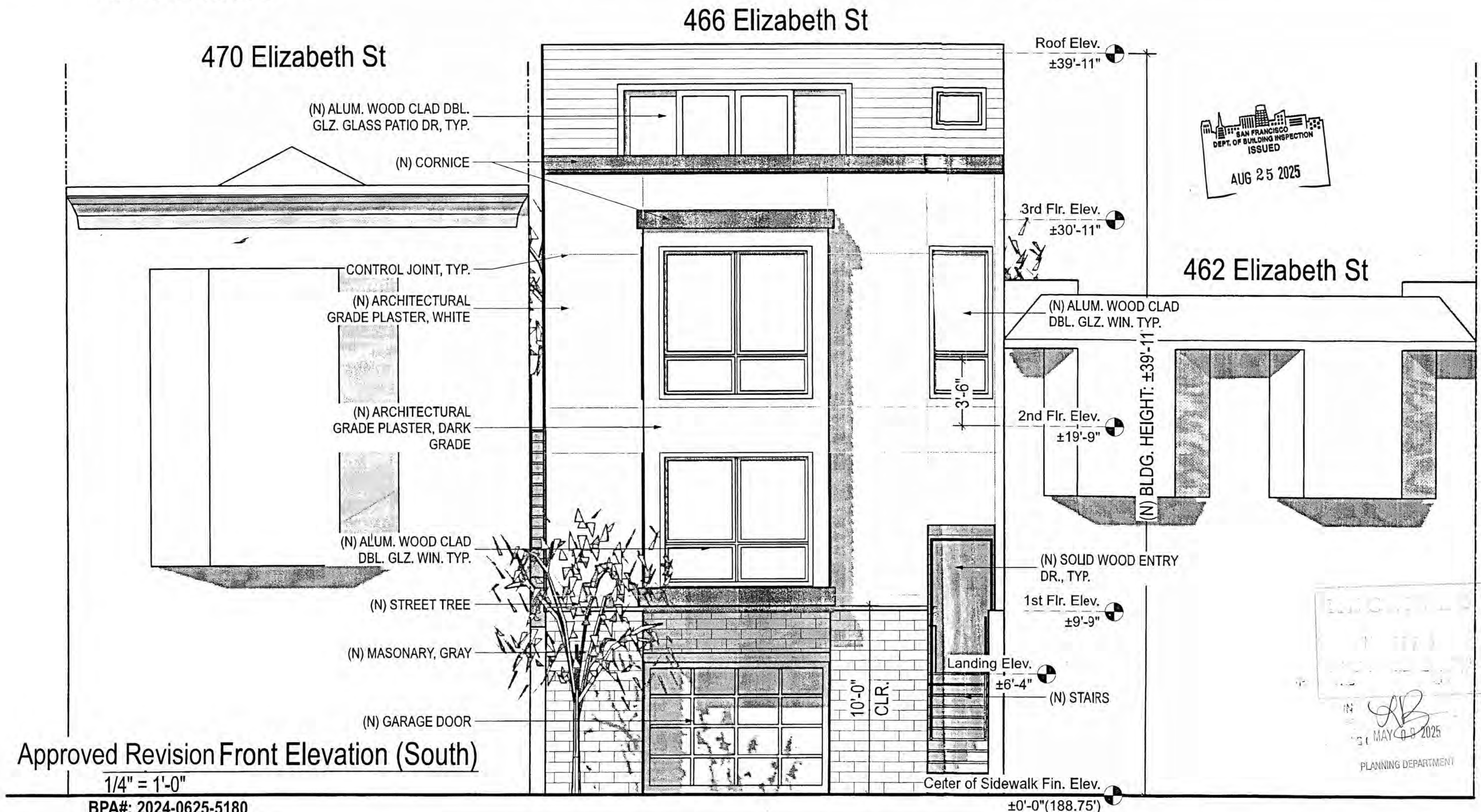
SHEET NO.	A-3.0
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REFERENCE ONLY



APPROVED Front Elevation (South)
1/4" = 1'-0"

BPA#: 2019-0603-2332-S2



Approved Revision Front Elevation (South)
1/4" = 1'-0"

BPA#: 2024-0625-5180

PROJECT NAME

466 Elizabeth St
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SHEET TITLE

Approved
Front Elevation



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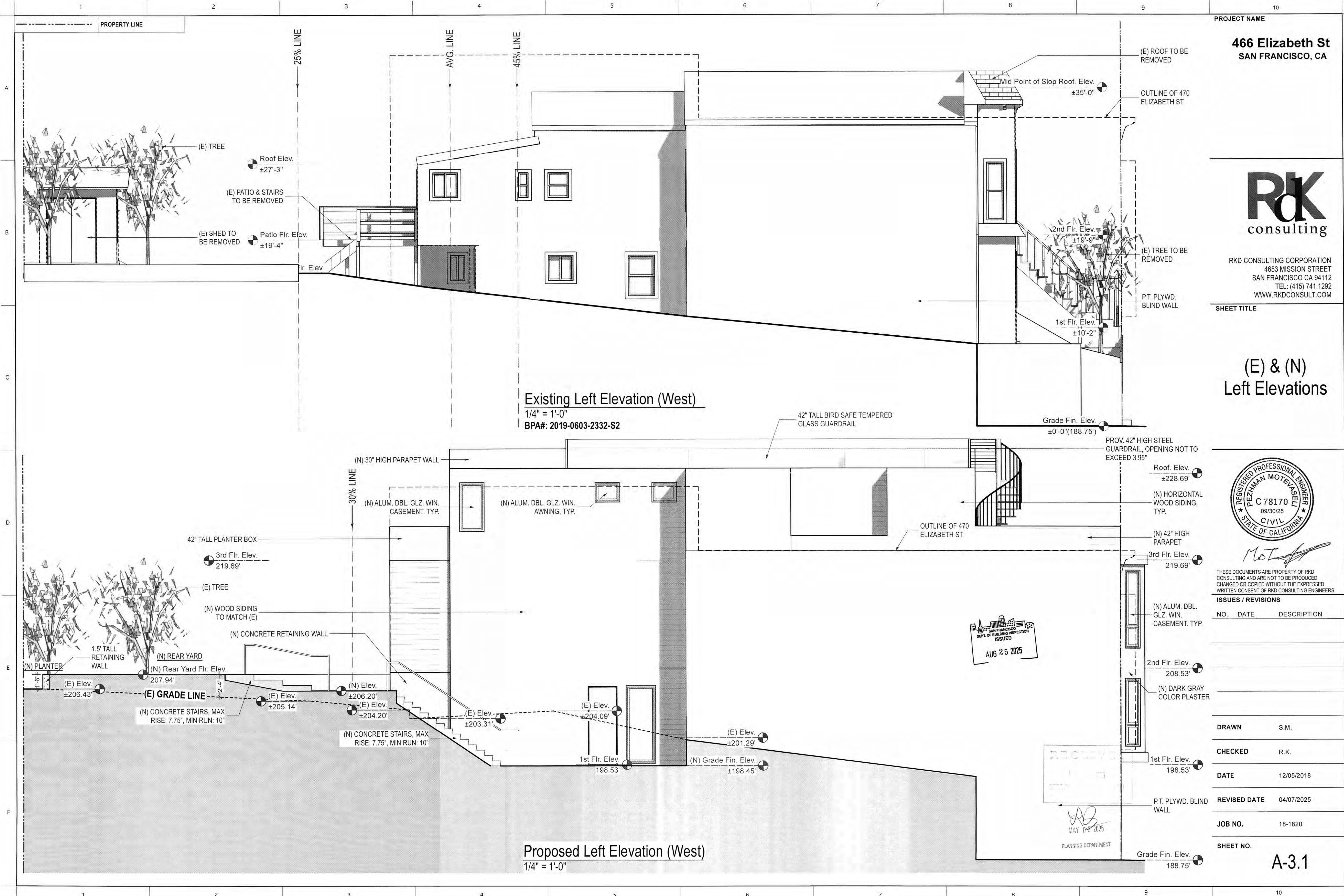
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JOB NO.	18-1820
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SHEET NO.	A-3.01
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PROJECT NAME

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SHEET TITLE

(E) & (N)
Left Elevations



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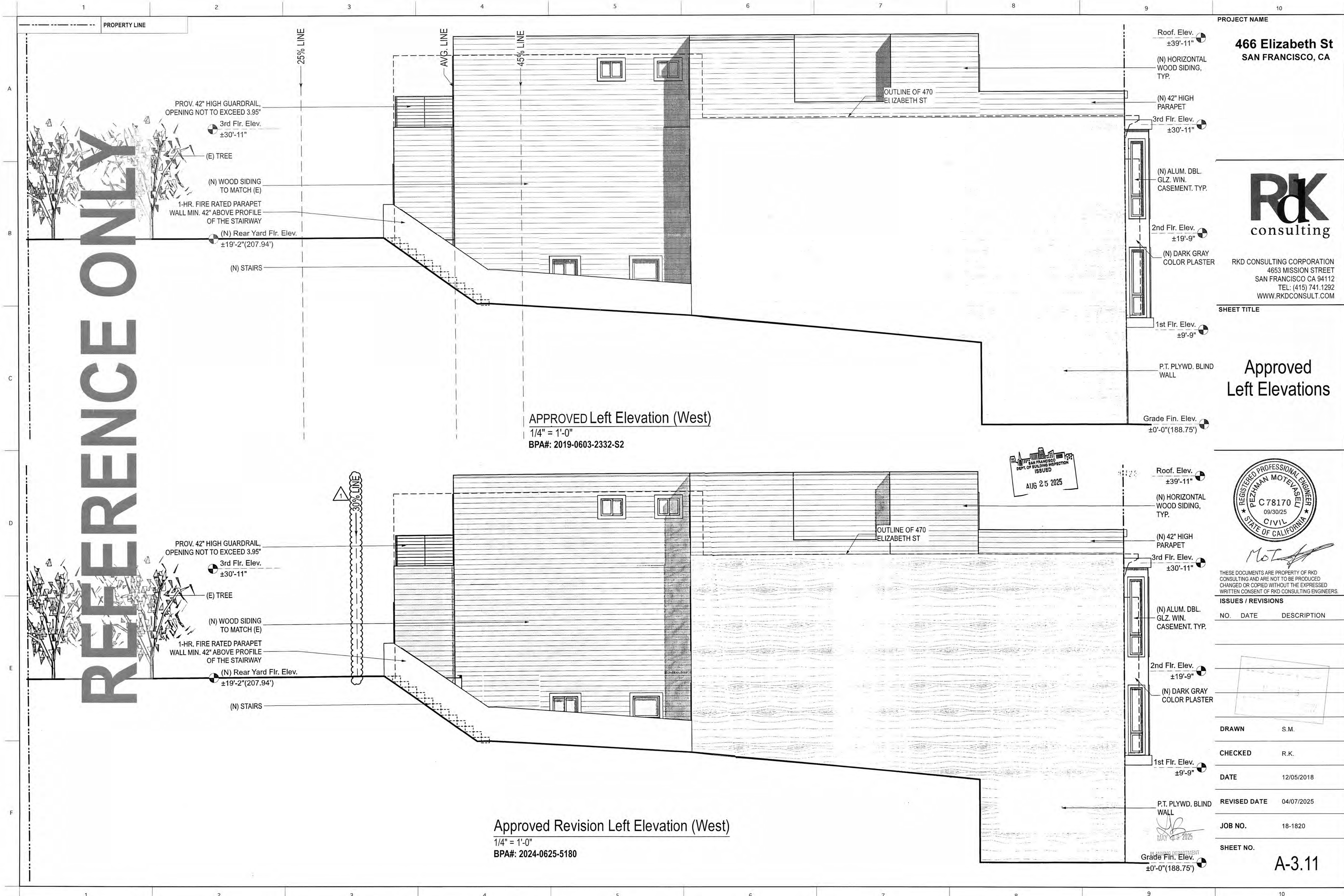
DATE 12/05/2018

REVISED DATE 04/07/2025

JOB NO. 18-1820

SHEET NO.

A-3.1



PROJECT NAME

466 Elizabeth St
SAN FRANCISCO, CA



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SHEET TITLE

Approved
Left Elevations



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SHEET NO.	

A-3.11



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(E) & (N)
Right Elevations



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DATE	12/05/2018	
REVISED DATE	04/07/2025	
JOB NO.	18-1820	
SHEET NO.		

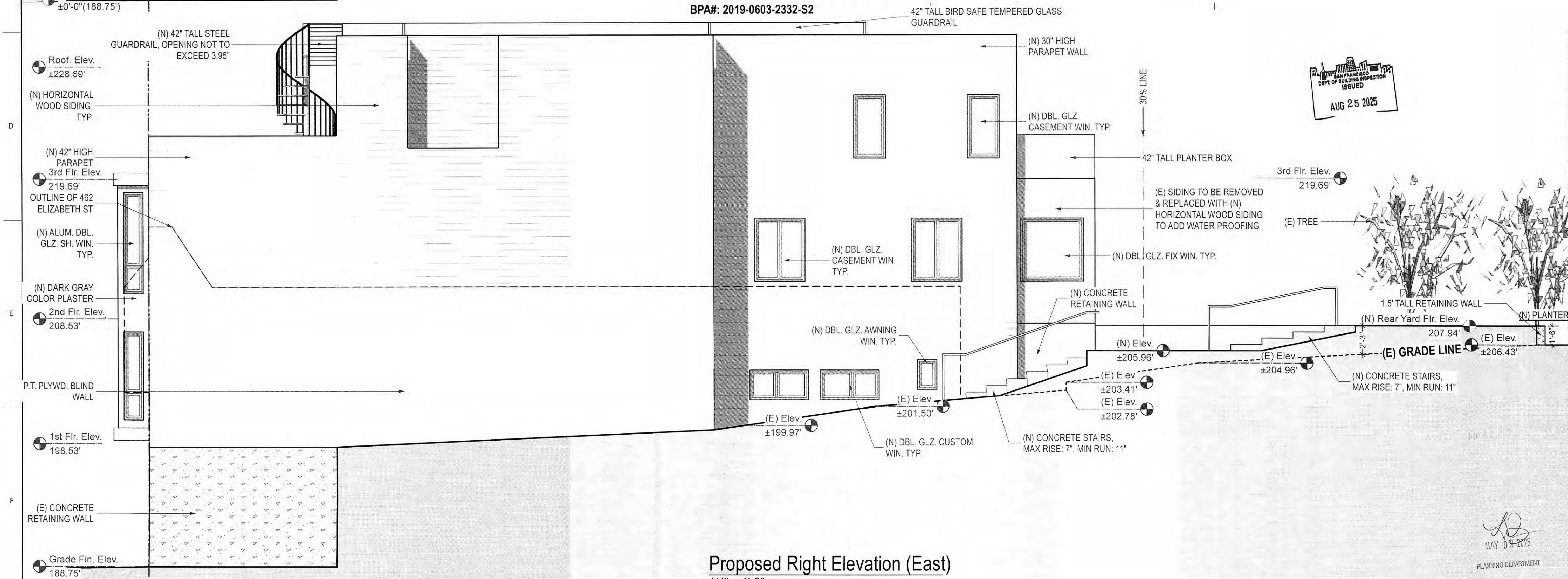
A-3.2



Existing Right Elevation (East)

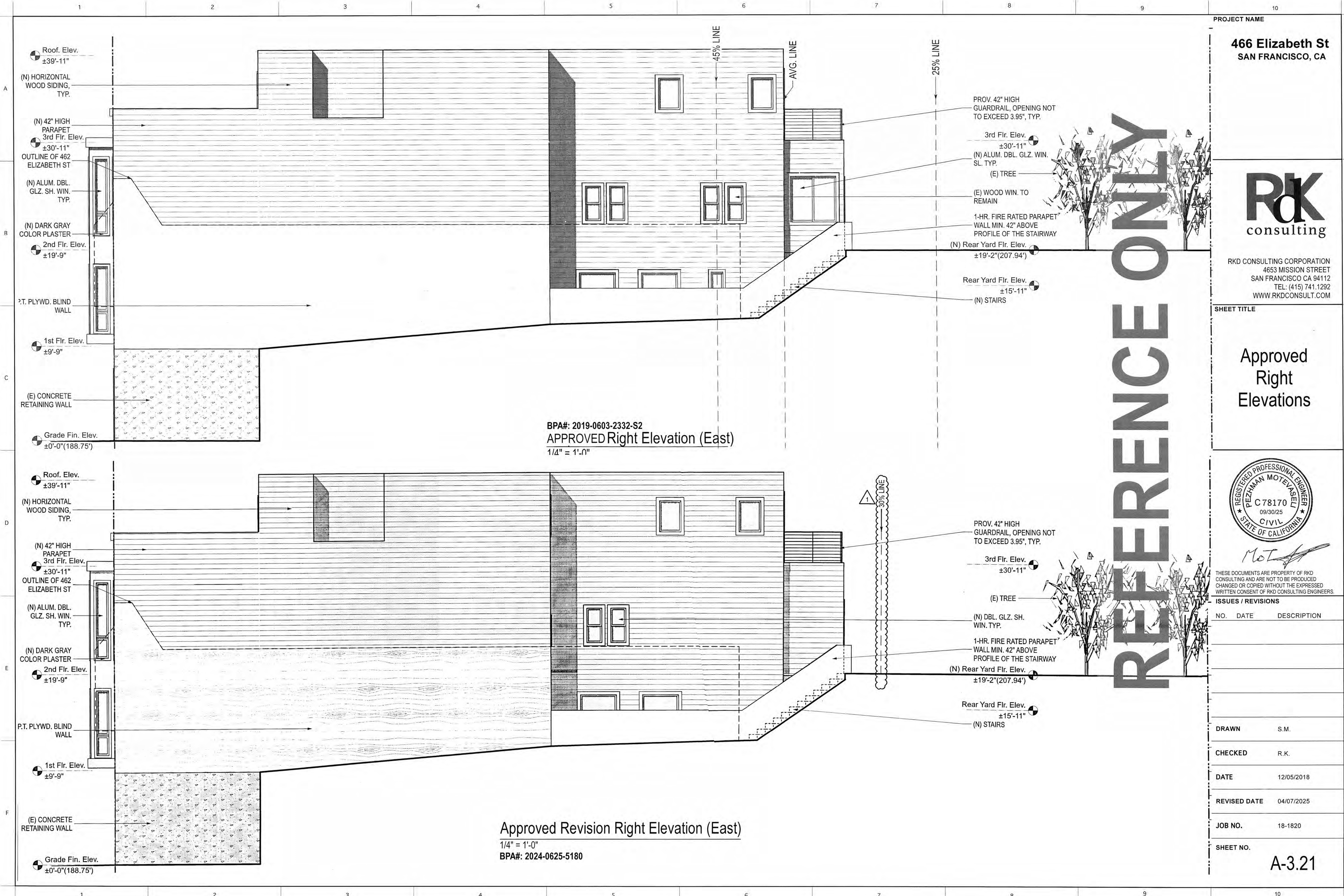
$$\overline{1/4'' = 1'-0''}$$

BPA#: 2019-0603-2332-S2



Proposed Right Elevation (East)

$$\frac{1}{4}'' = 1'-0''$$



PROJECT NAME

466 Elizabeth St
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SHEET TITLE

Approved
Right
Elevations

REGISTERED PROFESSIONAL ENGINEER
PEZIMAN MOTENASEL
C 78170
09/30/25
CIVIL
STATE OF CALIFORNIA

Mot

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ISSUES / REVISIONS

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R.K.

DATE

12/05/2018

REVISED DATE

04/07/2025

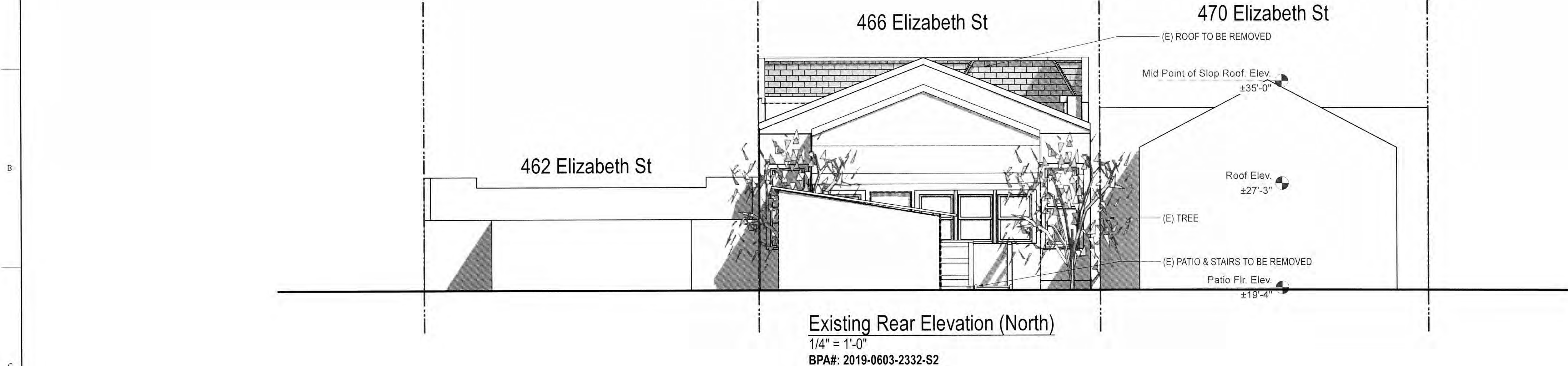
JOB NO.

18-1820

SHEET NO.

A-3.21

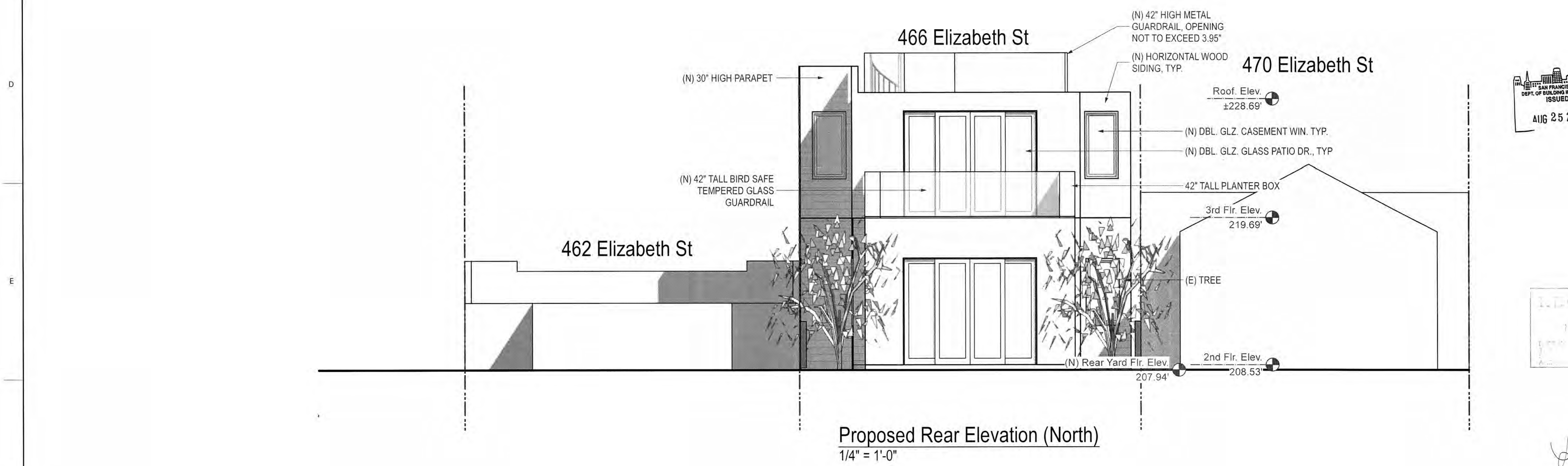
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SAN FRANCISCO, CA



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SHEET TITLE

(E) & (N)
Rear Elevations



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JOB NO.	18-1820
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SHEET NO.

A-3.3

REFERENCE ONLY



Approved Rear Elevation (North)

1/4" = 1'-0"

BPA#: 2019-0603-2332-S2



Approved Revision Rear Elevation (North)

1/4" = 1'-0"

BPA#: 2024-0625-5180

PROJECT NAME

466 Elizabeth St
SAN FRANCISCO, CA



RKD CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
WWW.RKDCONSULT.COM

SHEET TITLE

Approved
Rear Elevations



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CHECKED	R.K.
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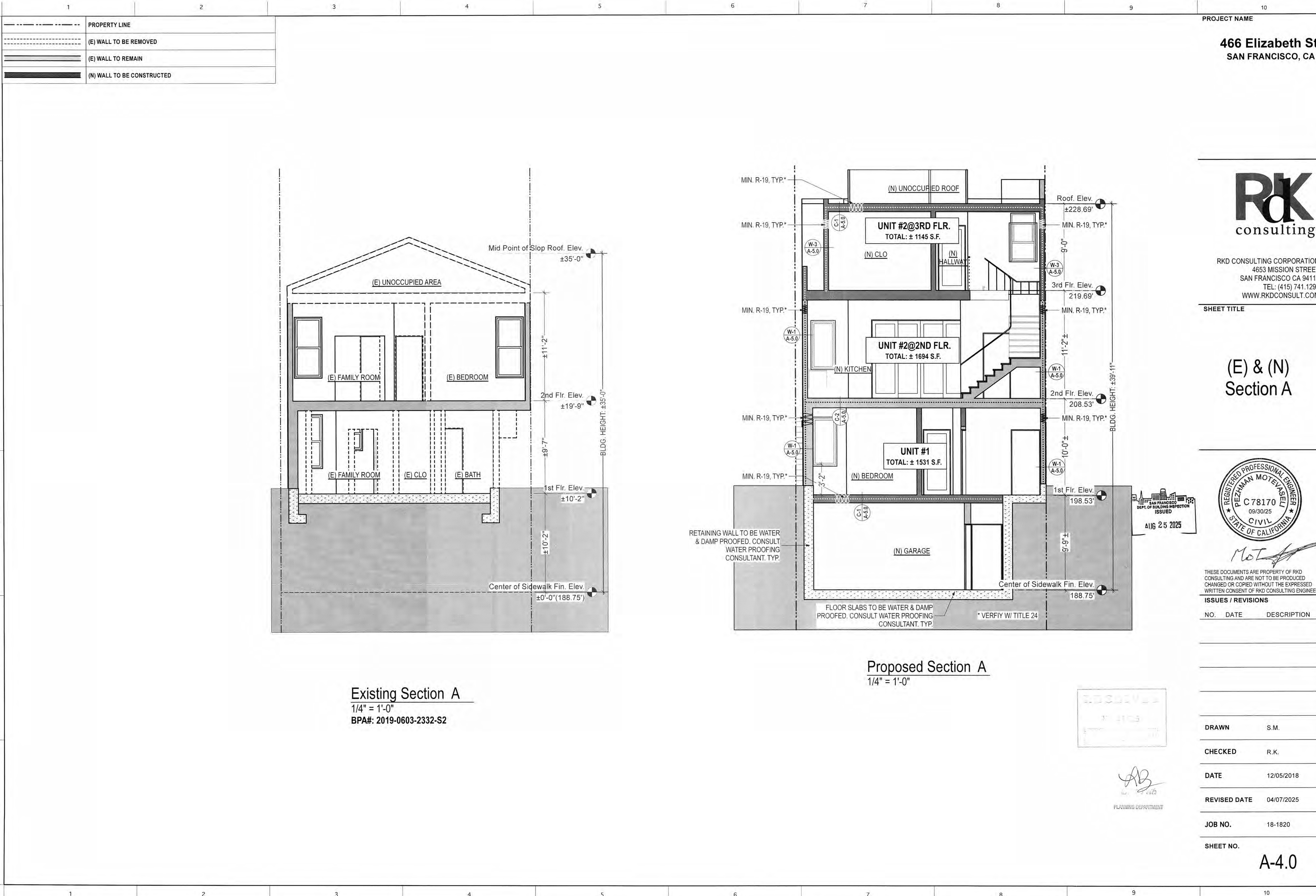
DATE	12/05/2018
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REVISED DATE	04/07/2025
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JOB NO.	18-1820
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SHEET NO.

A-3.31



---	PROPERTY LINE
----	(E) WALL TO BE REMOVED
=====	(E) WALL TO REMAIN
=====	(N) WALL TO BE CONSTRUCTED

PROJECT NAME
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SAN FRANCISCO, CA



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(E) & (N)
Section A



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REVISED DATE	04/07/2025
JOB NO.	18-1820
SHEET NO.	A-4.0

---	PROPERTY LINE
---	(E) WALL TO BE REMOVED
---	(E) WALL TO REMAIN
---	(N) WALL TO BE CONSTRUCTED

PROJECT NAME

466 Elizabeth St
SAN FRANCISCO, CA



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SHEET TITLE

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Section A



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DATE	12/05/2018
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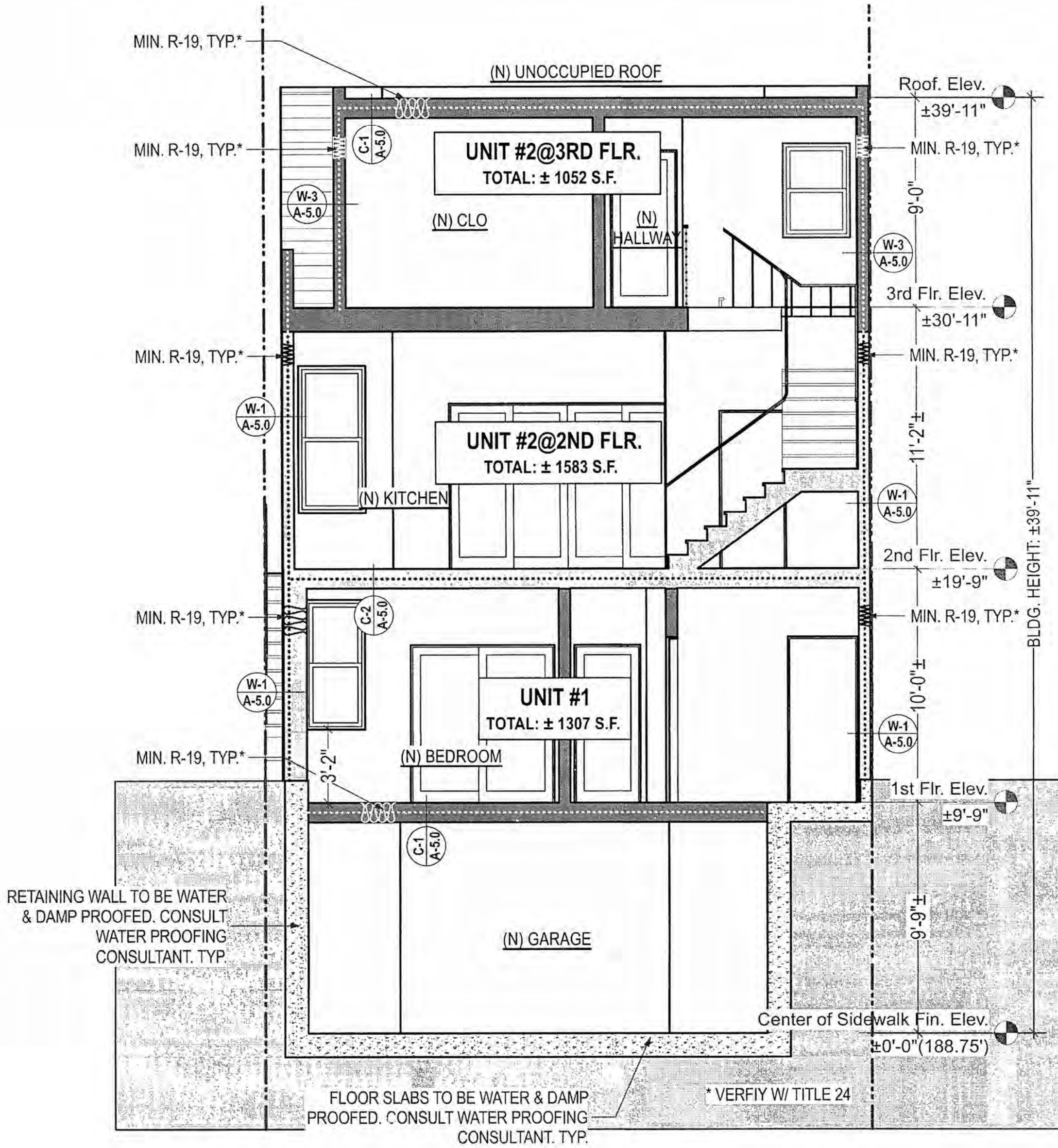
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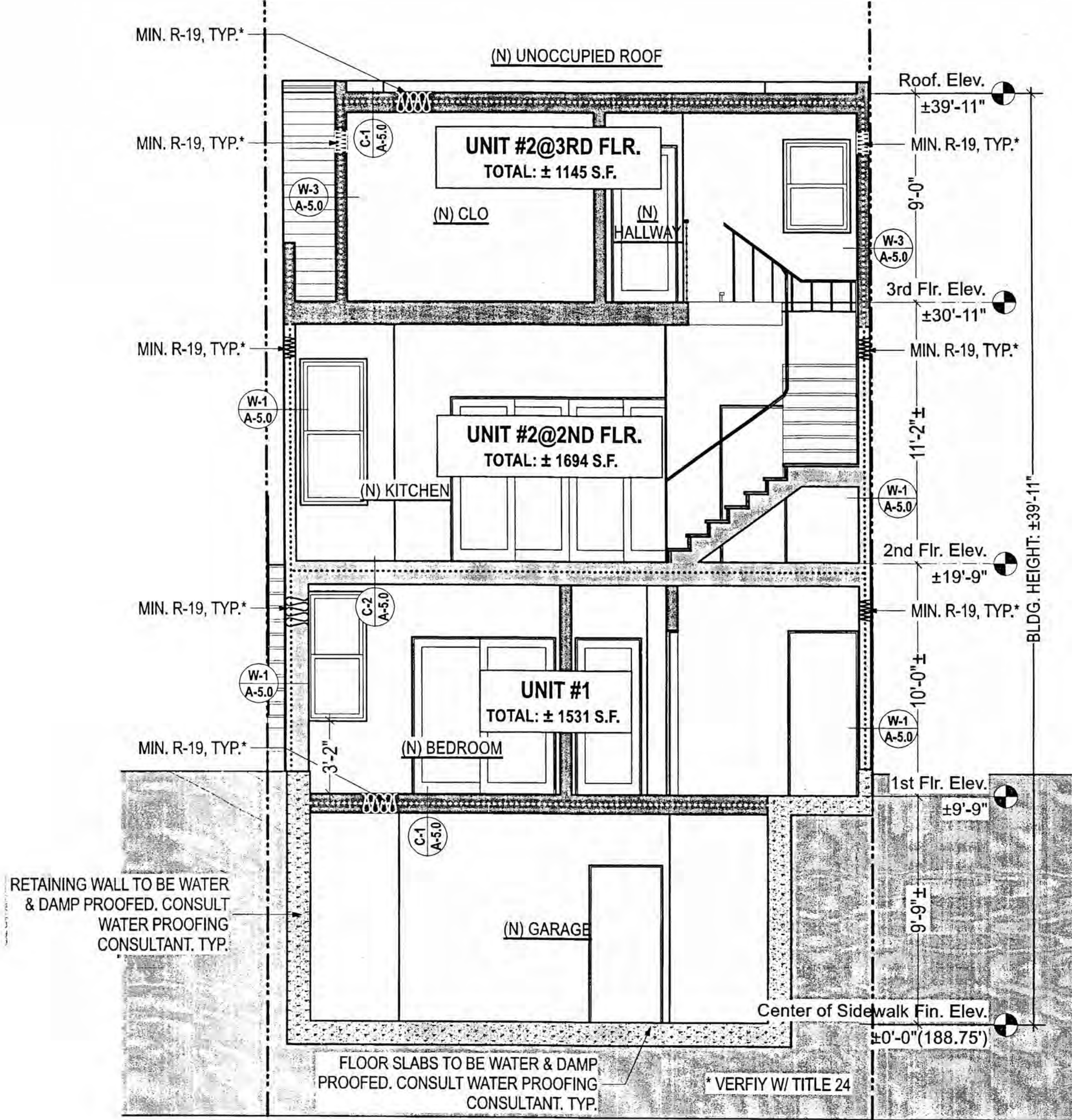
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A-4.01

REFERENCE ONLY



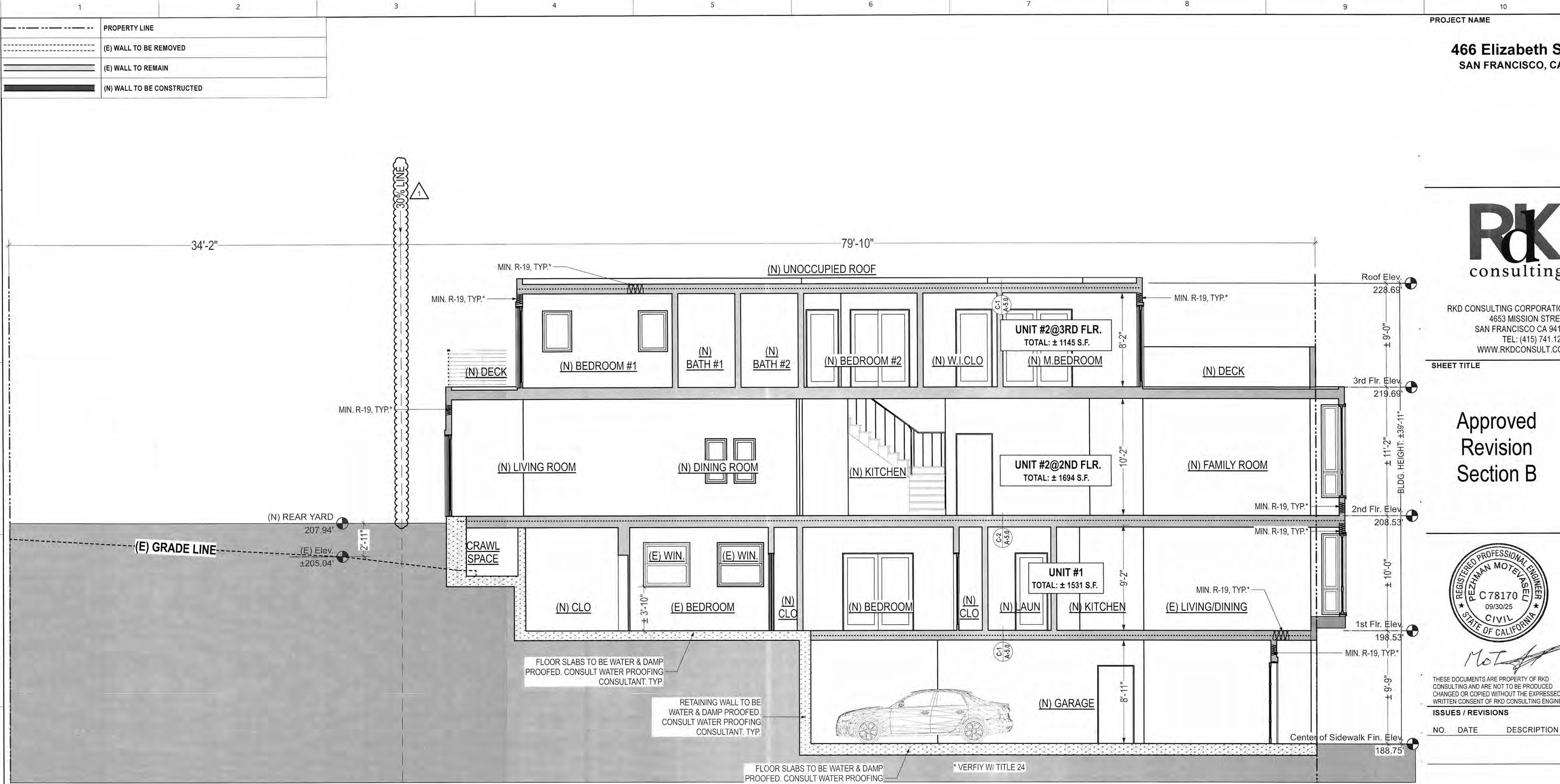
Approved Section A
1/4" = 1'-0"
BPA#: 2019-0603-2332-S2



Approved Revision Section A
1/4" = 1'-0"

BPA#: 2024-0625-5180





PROJECT NAME
466 Elizabeth St
SAN FRANCISCO, CA



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SHEET TITLE
**Approved
Revision
Section B**



Mot

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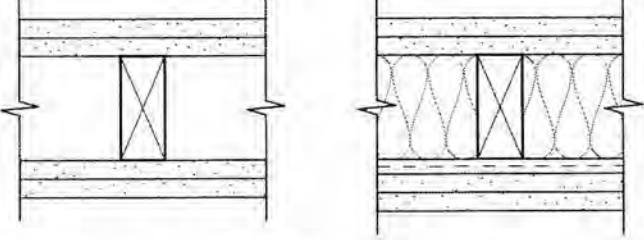
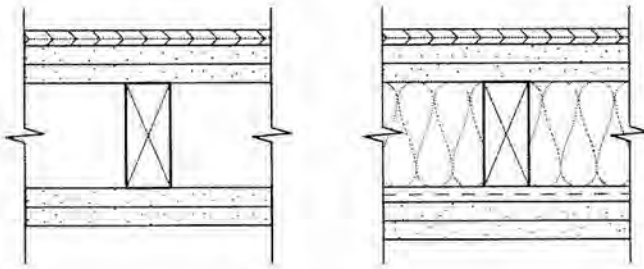
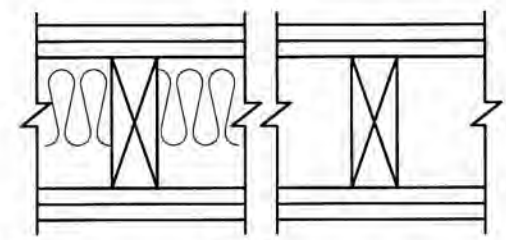
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REVISED DATE	04/07/2025
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JOB NO.	18-1820
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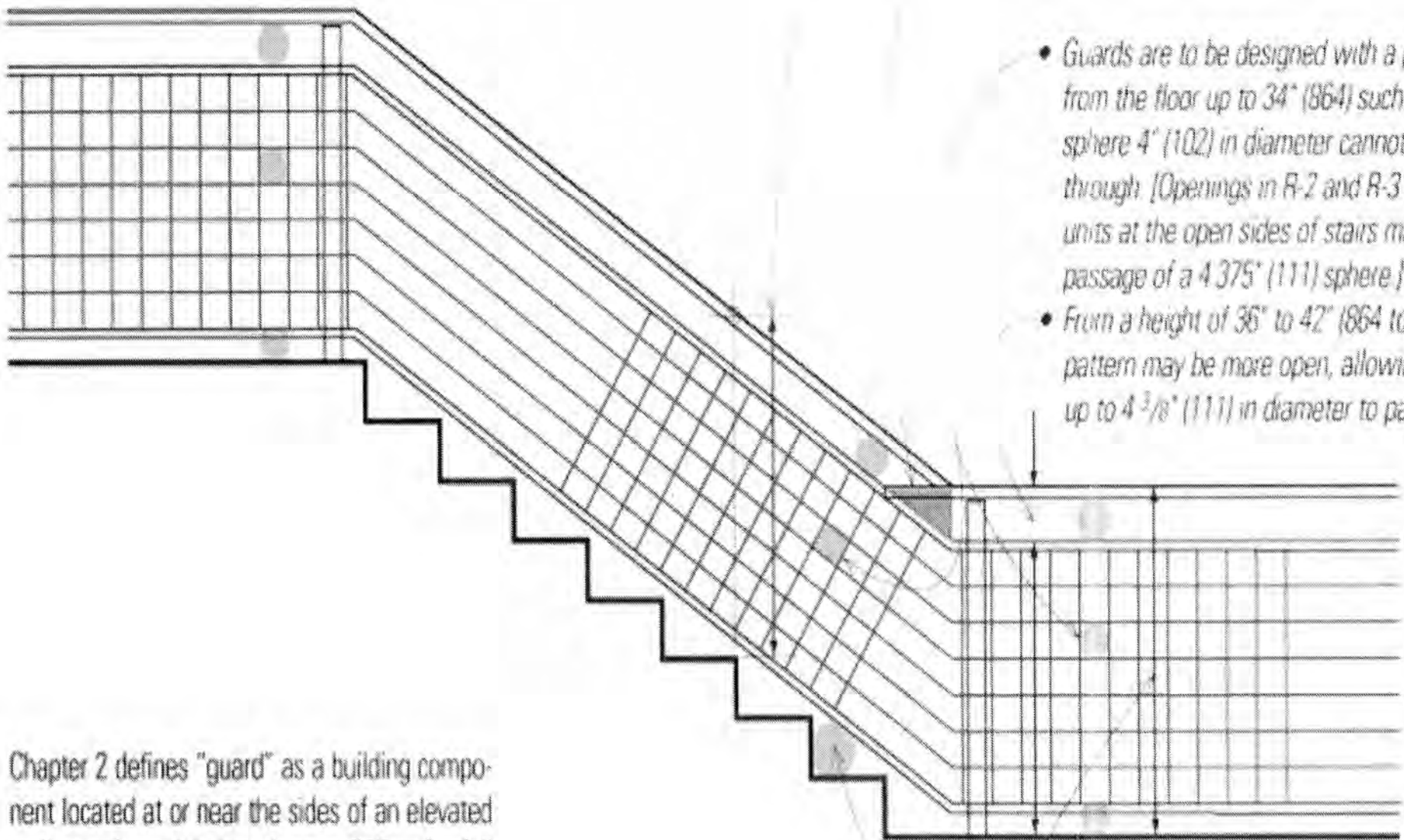
SHEET NO.	A-4.12
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REFERENCE ONLY

W-4 INTERIOR WALLS, WOOD-FRAMED			
GA FILE NO. WP 3825	PROPRIETARY	2 HOUR FIRE	55 to 59 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
Fire Design: Base layer 5/8" type X gypsum wallboard applied parallel to each side of 2 x 4 wood studs 16" o.c. with 1-1/4" Type W screws 8" o.c. Face layer 5/8" type X gypsum wallboard applied parallel to each side with 1-7/8" Type W screws 8" o.c. Joints staggered 24" each layer and side. (LOAD-BEARING)			
Sound Design: Sound tested with resilient channels 24" o.c. on ONE SIDE and 3-1/2" glass fiber insulation in the stud cavity.			
PROPRIETARY GYPSUM BOARD American Gypsum Company LLC - 5/8" FireBloc® Type X Gypsum Board		Thickness: 6" (Fire) 6-1/2" (Sound) Approx. Weight: 10.5 psf (Fire) 10.8 psf (Sound) Fire Test: UL R14196, 11NK09957, 7-22-11, UL Design U301 Sound Test: RAL TL11-164, 7-12-11	
W-5 EXTERIOR WALLS, WOOD-FRAMED			
EXTERIOR WALLS			
GA FILE NO. WP 8180	PROPRIETARY	2 HOUR FIRE	55 to 59 STC SOUND
GYPSUM BOARD, GLASS MAT GYPSUM PANELS, WOOD STUDS			
Fire Design: EXTERIOR SIDE: Base layer 5/8" proprietary type X glass mat gypsum sheathing applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with galvanized roofing nails, 1-3/4" long, 0.128" shank, 7/16" head, 7" o.c. or 1-1/4" corrosion resistant Type W screws 8" o.c. Face layer 5/8" proprietary type X glass mat gypsum sheathing applied parallel or at right angles to each side with galvanized roofing nails, 1-3/4" long, 0.128" shank, 7/16" head, 7" o.c. or 2" corrosion resistant Type W screws 8" o.c. Exterior cladding to be attached through glass mat gypsum sheathing to studs. INTERIOR SIDE: Base layer 5/8" proprietary type X gypsum board applied parallel or at right angles to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 6" o.c. or 1-1/4" Type W screws 8" o.c. Face layer 5/8" proprietary type X gypsum board applied parallel or at right angles to studs with nails, 2-3/8" long, 0.113" shank, 9/32" heads, or 2" Type W screws 8" o.c. Vertical and horizontal joints between base and face layers staggered. (LOAD-BEARING) Sound Design: Sound tested with resilient channels 24" o.c. attached at right angles to interior side with 1-1/4" Type W screws. Base layer 5/8" proprietary type X gypsum board applied vertically to channels with 1" Type S screws 8" o.c. Face layer 5/8" proprietary type X gypsum board applied vertically to channels with 1-5/8" Type S screws 8" o.c. 3-1/2" glass fiber insulation in stud cavity.		Thickness: 6-1/8" (Fire) 6-5/8" (Sound) Approx. Weight: 12 psf (Fire) 12.2 psf (Sound) Fire Test: UL R3501, 11NK04794, 04-08-11, UL Design U301 Sound Test: NGC 2011069, 12-16-11	
PROPRIETARY GYPSUM PANELS National Gypsum Company - 5/8" Gold Bond® eXP® Fire-Shield® Sheathing - 5/8" Gold Bond® Fire-Shield® Gypsum Board			
W-6 (E) EXTERIOR WALLS AND PARTITIONS, WOOD-FRAMED TO BE UPGRADED			
SYSTEM DESCRIPTION		SKETCH AND DESIGN DATA	
GA FILE NO. WP 3825		2 HOUR FIRE	55 to 59 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS			
Base layer 5/8" type X gypsum wallboard applied at parallel to each side of 2 x 4 wood studs 24" o.c. with 1 1/4" Type S drywall screws 8" o.c. Face layer 5/8" type X gypsum wallboard applied parallel to each side with 2" Type S drywall screws 8" o.c. Joints staggered 24" each layer and side. Sound tested with resilient channels 24" o.c. on one side and and 3 1/2" glass fiber insulation in the stud cavity. (LOAD-BEARING)		Thickness: 6 1/8" Approx. Weight: 13 psf Fire Test: UL R14196, 11NK09957 Sound Test: NRAL TL11-164, 7-12-11	
PROPRIETARY GYPSUM BOARD American Gypsum Company LLC 5/8" FireBloc® Type x			

Guards

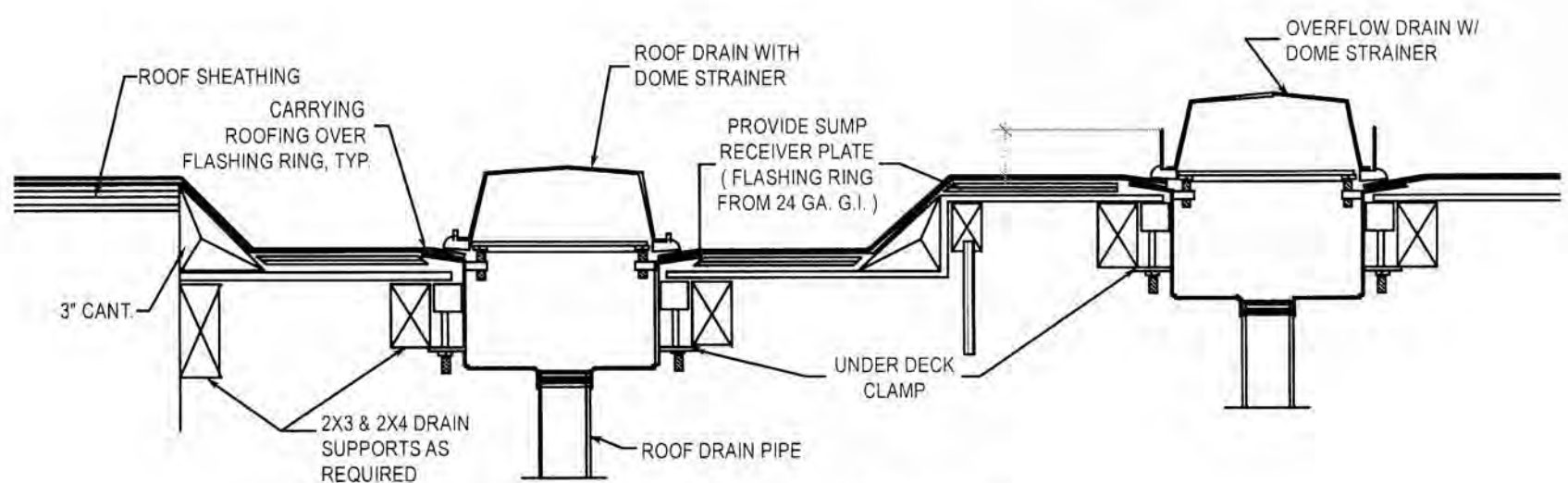
§ 1015 requires that railings or similar protective elements be provided where any grade change of 30" (762) or more occurs in a means of egress. This also applies when a means of egress is adjacent to glazing elements that do not comply with the strength requirements for railings and guards per § 1607.8.



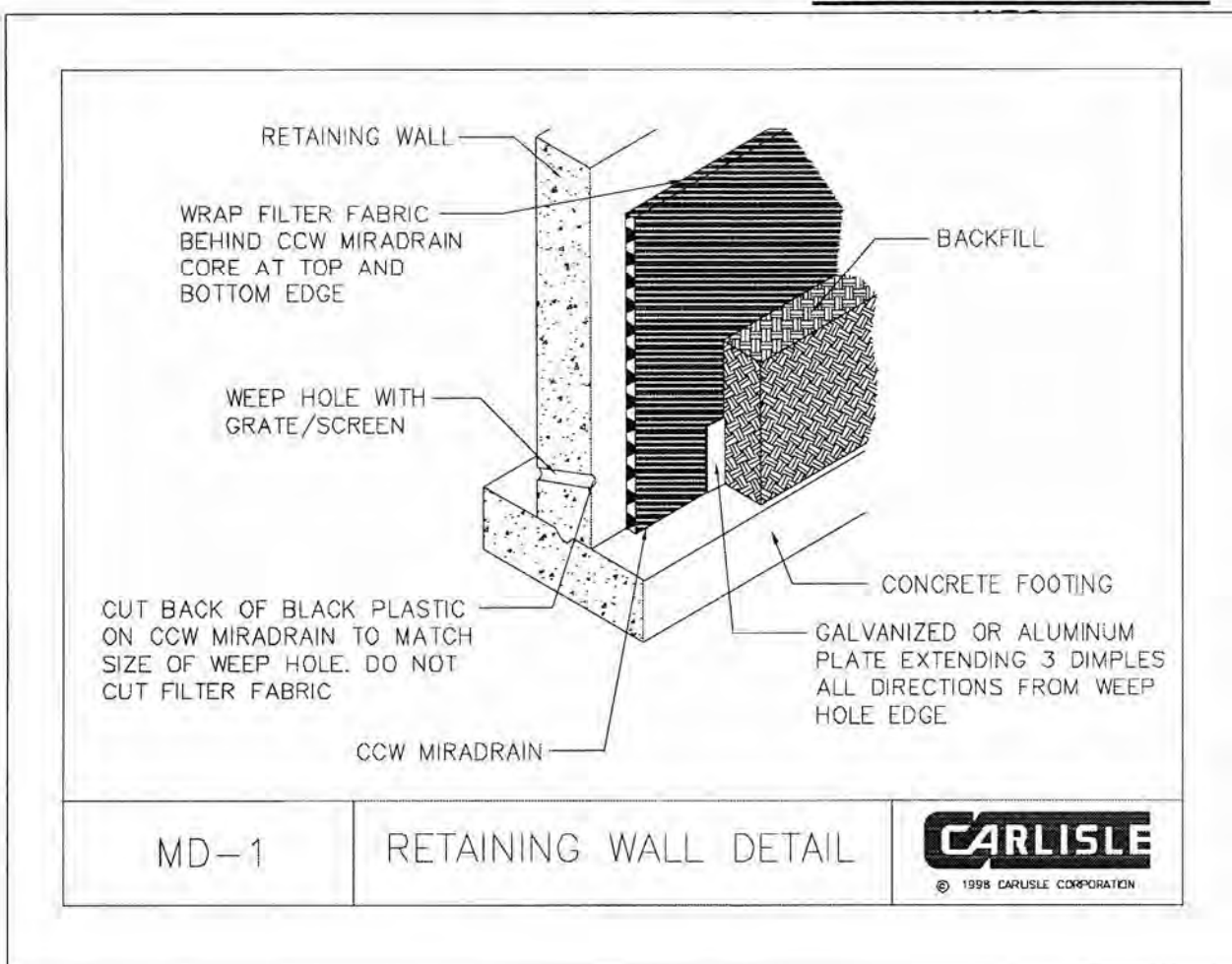
- Height of guards is measured from the leading edge of treads on a stairway
- Guards are typically 42" (1067) high except in R-2 or R-3 occupancies, where they may be 36" (914) in height when not more than 3 stories above grade in height.
- Bends or transitions in handrails that occur between flights or transition to a guard in R-2 and R-3 occupancies are permitted to exceed the maximum handrail height of 38" (965).

- Guards are to be designed with a pattern from the floor up to 34" (864) such that a sphere 4" (102) in diameter cannot pass through [Openings in R-2 and R-3 sleeping units at the open sides of stairs may allow passage of a 4 3/5" (111) sphere.]
- From a height of 36" to 42" (864 to 1067), the pattern may be more open, allowing a sphere up to 4 3/8" (111) in diameter to pass.

Chapter 2 defines "guard" as a building component located at or near the sides of an elevated walkway that minimizes the possibility of a fall to a lower level. The intent of these requirements is that any building occupant moving through the means of egress will be protected from falling from the edges of the means of egress. Such guards are not required when they would impede the intended use of parts of occupancies, such as in areas where the audience is viewing a stage, or at service pits and loading docks.



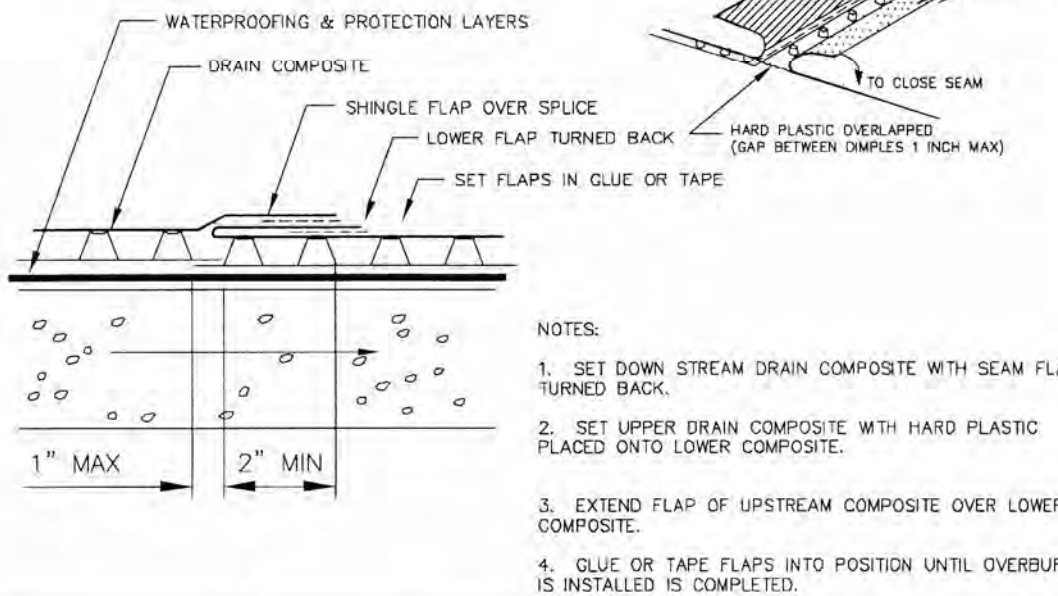
ROOF & OVER FLOW DRAIN



MD-1

RETAINING WALL DETAIL

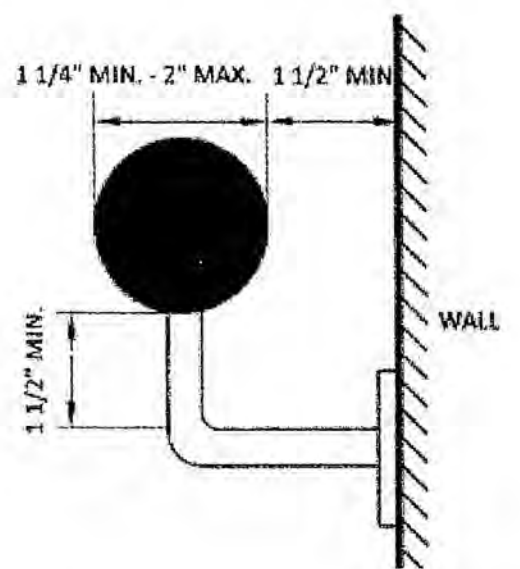
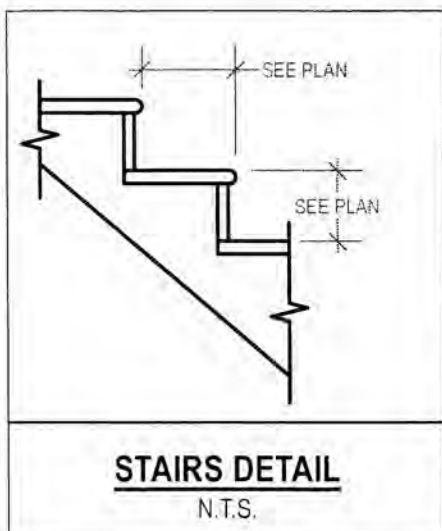
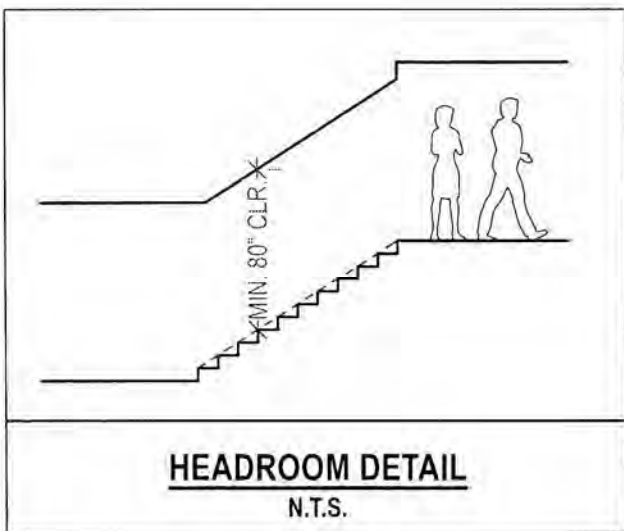
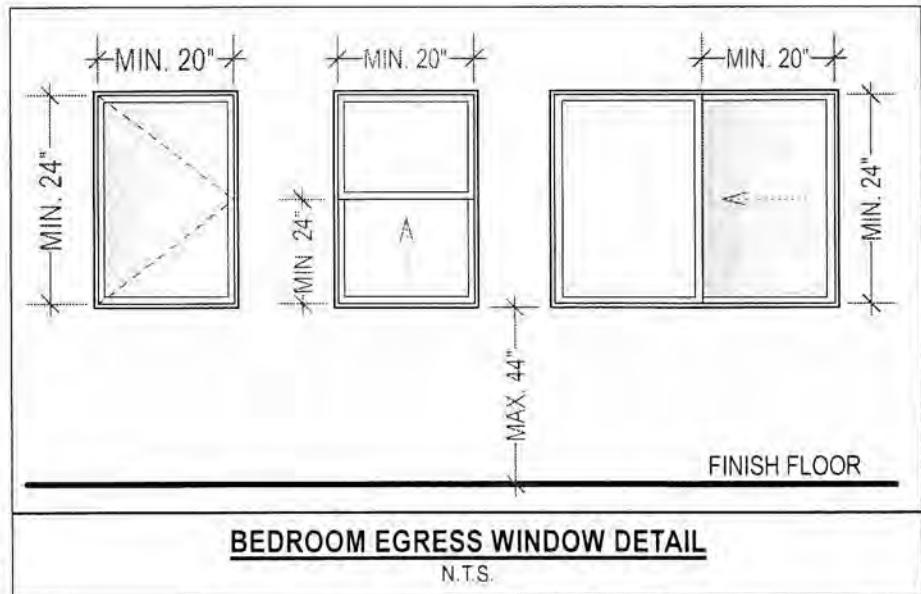
CARLISLE
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MD-10A

MIRADRAIN SPLICE

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(a) HANDRAILS WITH CIRCULAR CROSS SECTION

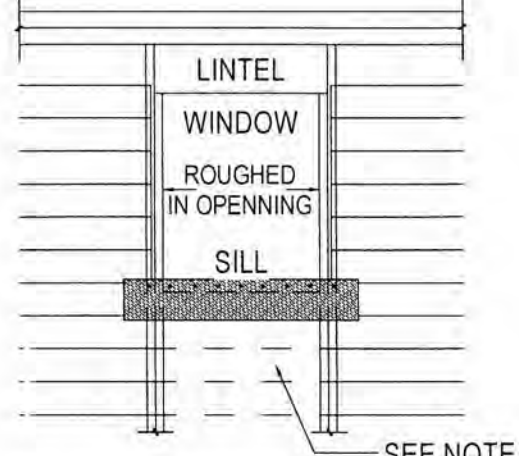
DOOR/WINDOW FLASHING NOTES:

SECTION 1707(B), UNIFORM BUILDING CODE, CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. SINCE UBC DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED.

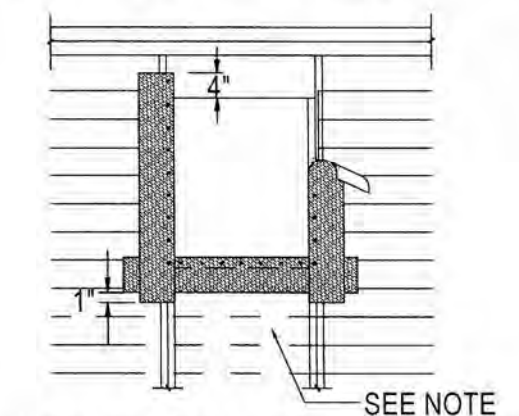
-FOR FLASHING MATERIAL USE 15LB ASPHALT SATURATED FELT, SELF HEALING BITUTHENE MEMBRANE, OR DUPONT "FLEXWRAP"

-FOR MOISTURE BARRIER USE "TYVEK" OR EQUIVALENT HOUSEWRAP

-CAULK BACK OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.

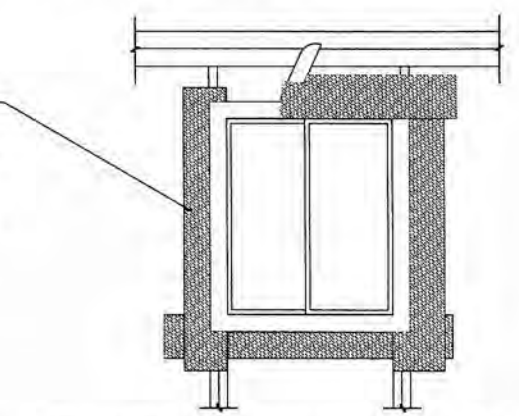


ATTACH A FILL STRIP OF ASPHALT-SATURATED ROOFING FELT PAPER AT LEAST 9" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 8" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FELT WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.



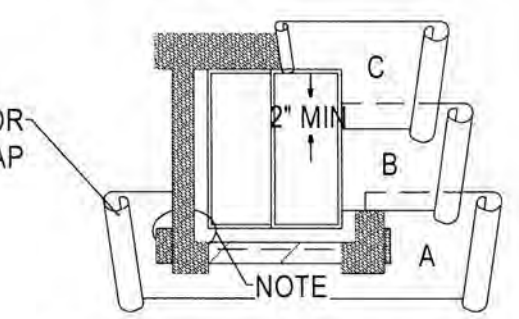
AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 9" SIDE WITH INSIDE EDGE OF FELT EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 4" ABOVE THE LOWER EDGE OF THE LINTEL (TOP OF WINDOW OPENING).

FLASHING TO BE 15LB ASPHALT SATURATED FELT, SELF HEALING BITUTHENE MEMBRANE, OR DUPONT "FLEXWRAP" - TYP.



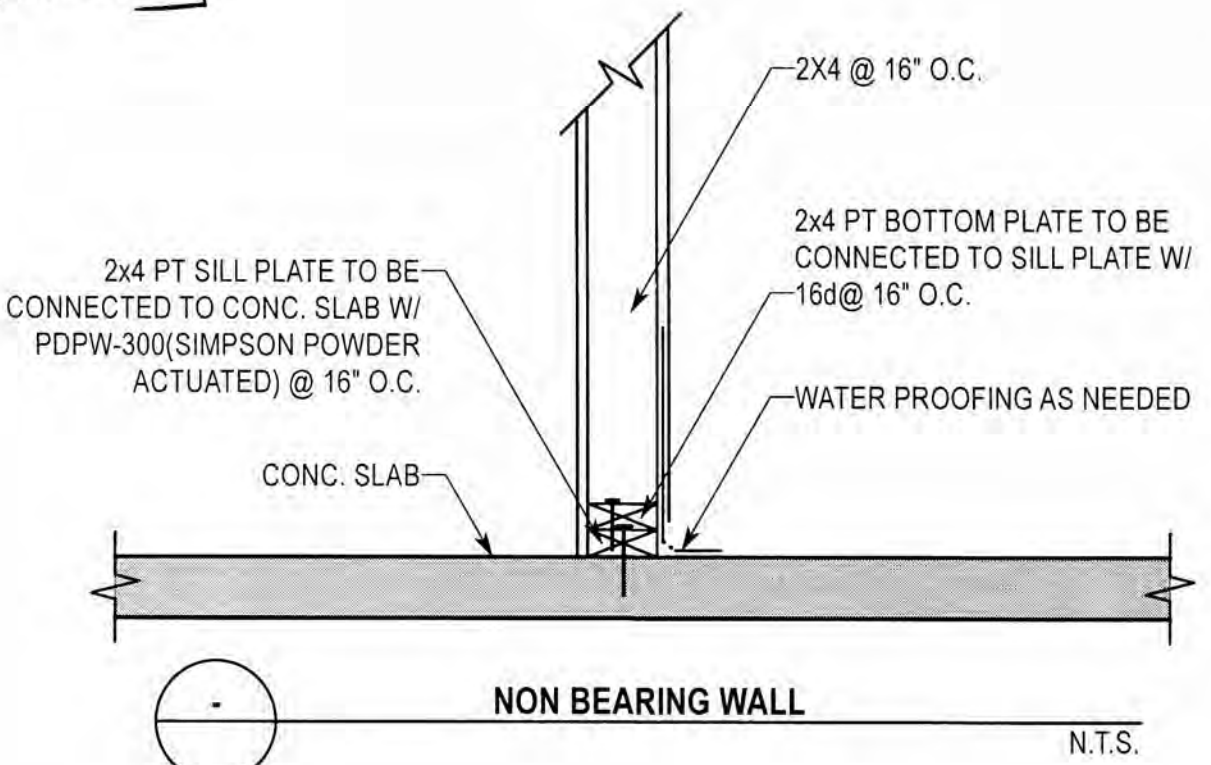
APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW, THEN PLACE THE WINDOW INTO THE ROUGH OPENING, WITH FLANGES OVER THE INSTALLED FLASHING FELT STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLASHING. THIS IS A STRIP OF BITUMINOUS MEMBRANE AT LEAST 9" WIDE.

FOR MOISTURE BARRIER USE "TYVEK" OR EQUIVALENT HOUSEWRAP



STARTING AT THE BOTTOM OF THE WALL (SILL PLATE), LAY WATER - RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER - RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCEEDING COURSES OF WATER-RESISTANT PAPER (B, C, ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

DOOR/WINDOW WATER PROOFING / INSTALLATION DETAILS



PROJECT NAME

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Typical Details



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DATE 12/05/2018

REVISED DATE 04/07/2025

JOB NO. 18-1820

SHEET NO.

A-5.1

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: October 11, 2017 (For permit applications January 2017 - December 2019)

RdK
consulting

SHEET TITLE

Green Building Checklist



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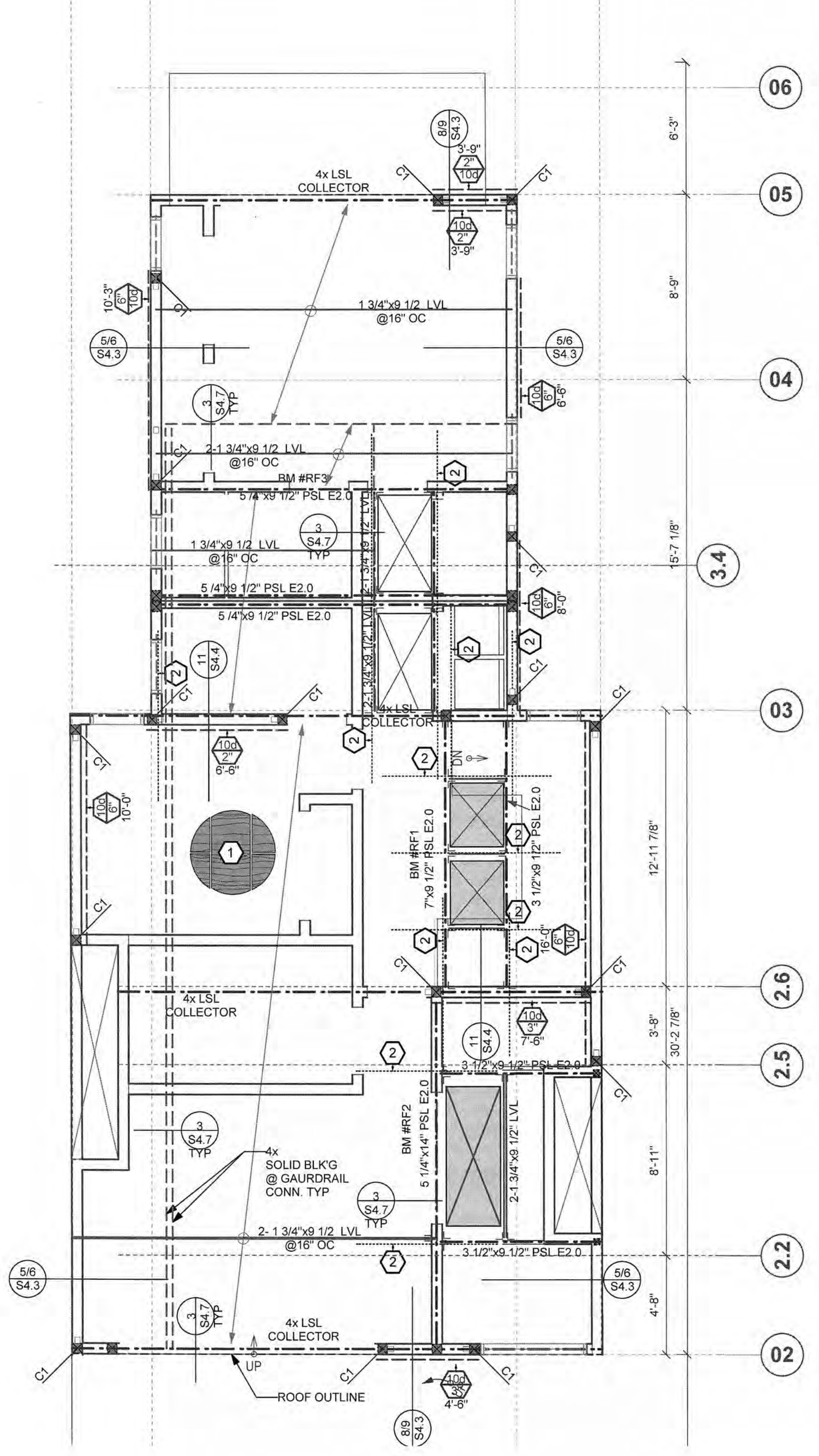
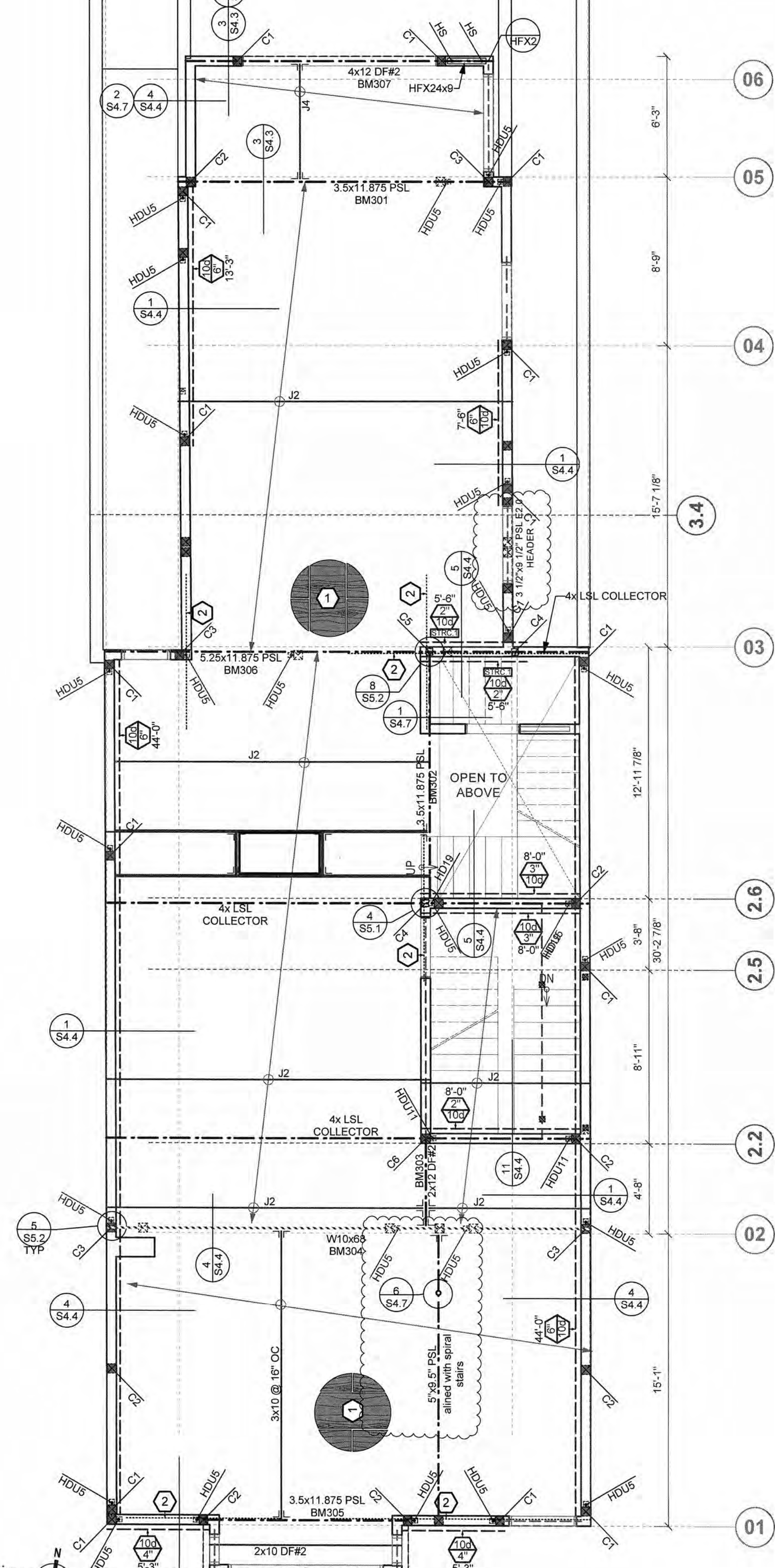
DATE 12/05/2018

REVISD DATE 04/07/2025

JOB NO. 18-1820

SHEET NO.

G-0.1



LEGEND:

HANGER, SIMPSON
HANGER, PER 1/S-4.3

4x4 DF#2 POST, UNO

HOLD DOWN FROM ABV.
PER 2/S2.2, 1.2.3.4/S-4.2,
AND 1.2.3.4/S-5.1

WOOD BEAM

HSS POST
PER S.50

HEADER
ALL HEADERS TO BE
MIN 4x8 DF#2, UNO

SOLID BLOCKING

STEEL BEAM

MOMENT
CONNECTION

BOLTED BEAM
CONNECTION
PER 1/S-5.3

SHEAR WALL DESIGNATION
PER 6/S4.0

SEE SHEET S5.0 FOR STEEL CONNECTION DETAILS.
SEE SHEET S4.6 FOR WOOD BEAM AND POST CONNECTION DETAILS.

KEY NOTES:

① 3/4" T.G. PLWD W/
104 @ 4" O.C. DIAPHRAGM
BOUNDARY & OTHER EDGES &
OVER BEAMS & SHEARWALLS

② CMST16 STRAP & 4XBLOCKING,
TYP. MIN. 30" END LENGTH
AFTER THE SPLICE

③ 3/4" T.G. PLWD W/
104 @ 3" O.C. DIAPHRAGM
BOUNDARY & OTHER EDGES &
OVER BEAMS & SHEARWALLS

-ALL PSL BEAMS ARE GRADE 2.2 E

-ALL THE CONNECTORS ARE SIMPSON
STRONG TIE, UNO. PLEASE SEE THE
MANUFACTURING CATALOG AND
INSTALLATION

-BEARING WALLS & SHEARWALLS STUDS
SCHEDULE:
1st LEVEL: 2x6 OR 3x4 DF#2 @ 16" OC
2nd LEVEL: 2x6 OR 3x4 DF#2 @ 16" OC
3rd LEVEL: 2x4 DF#2 @ 16" OC
4th LEVEL: 2x4 DF#2 @ 16" OC

- POST SCHEDULE:**
- C1: 4x4 DF#2 POST
C2: 6x6 DF#2 POST
C3: 5.25x5.25 PSL POST
C4: HSS3.5x3.5x3/8 POST
C5: HSS5x3x1/2 POST
C6: 6x8 DF#2 POST



PROJECT NAME

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SHEET TITLE

Framing Plans

REGISTERED PROFESSIONAL ENGINEER
PEZMAN MOTEVASSELI
C 78170
09/30/25
CIVIL
STATE OF CALIFORNIA

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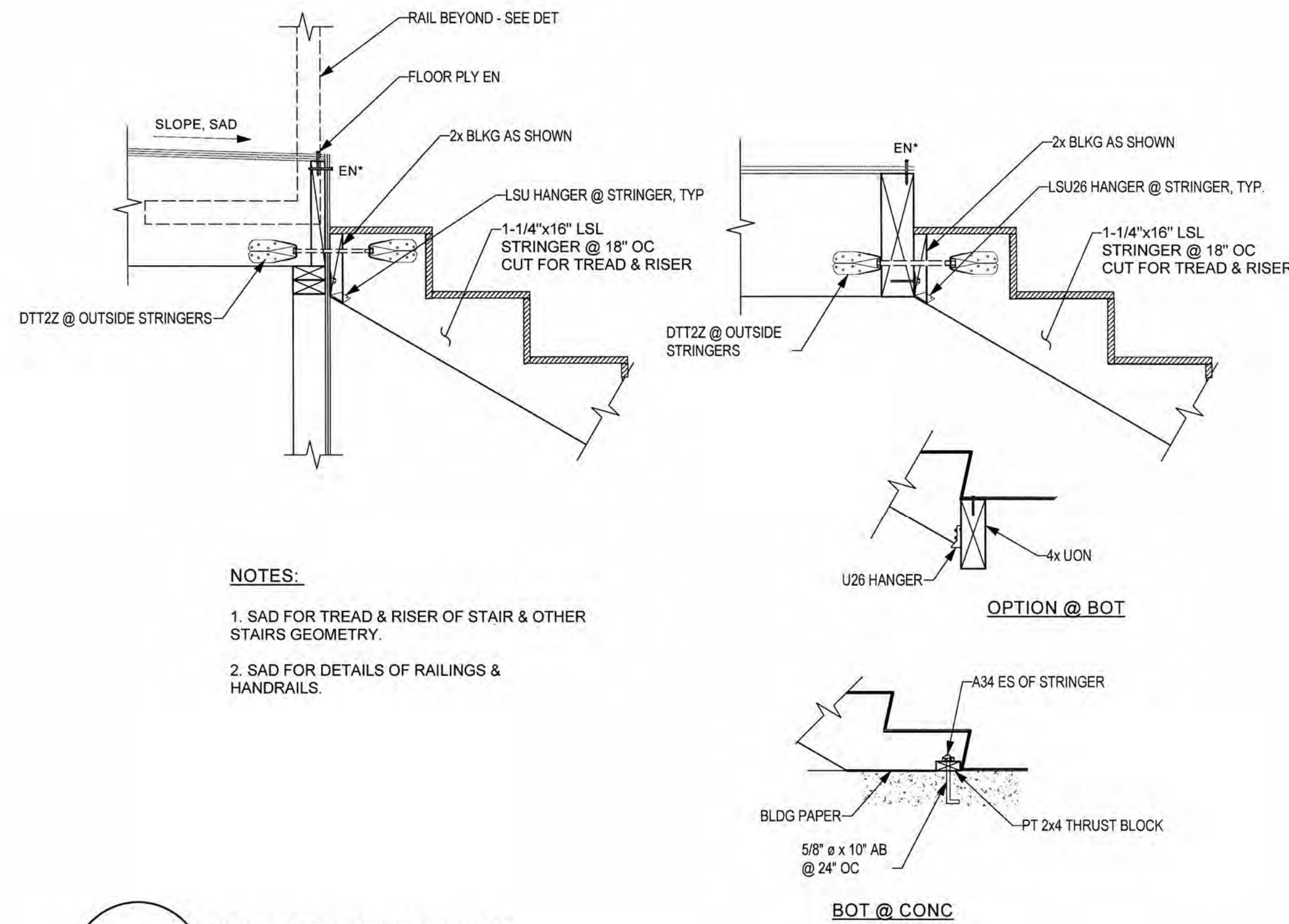
DATE 12/05/2018

REVISED DATE 04/07/2025

JOB NO. 18-1820

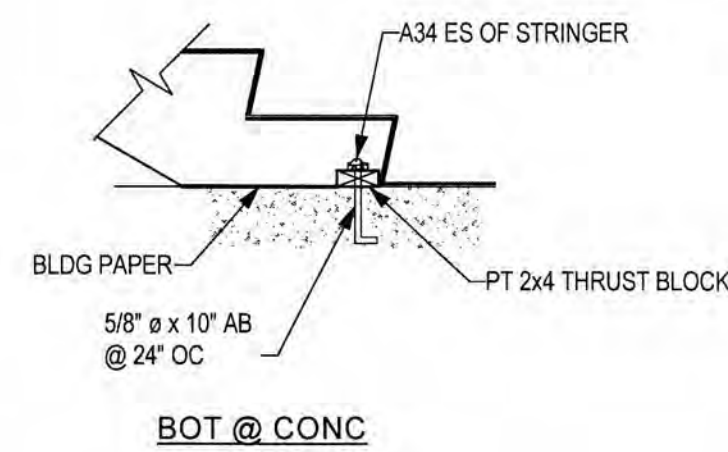
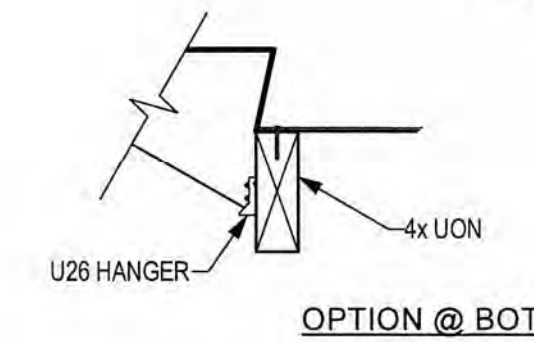
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S-3.1



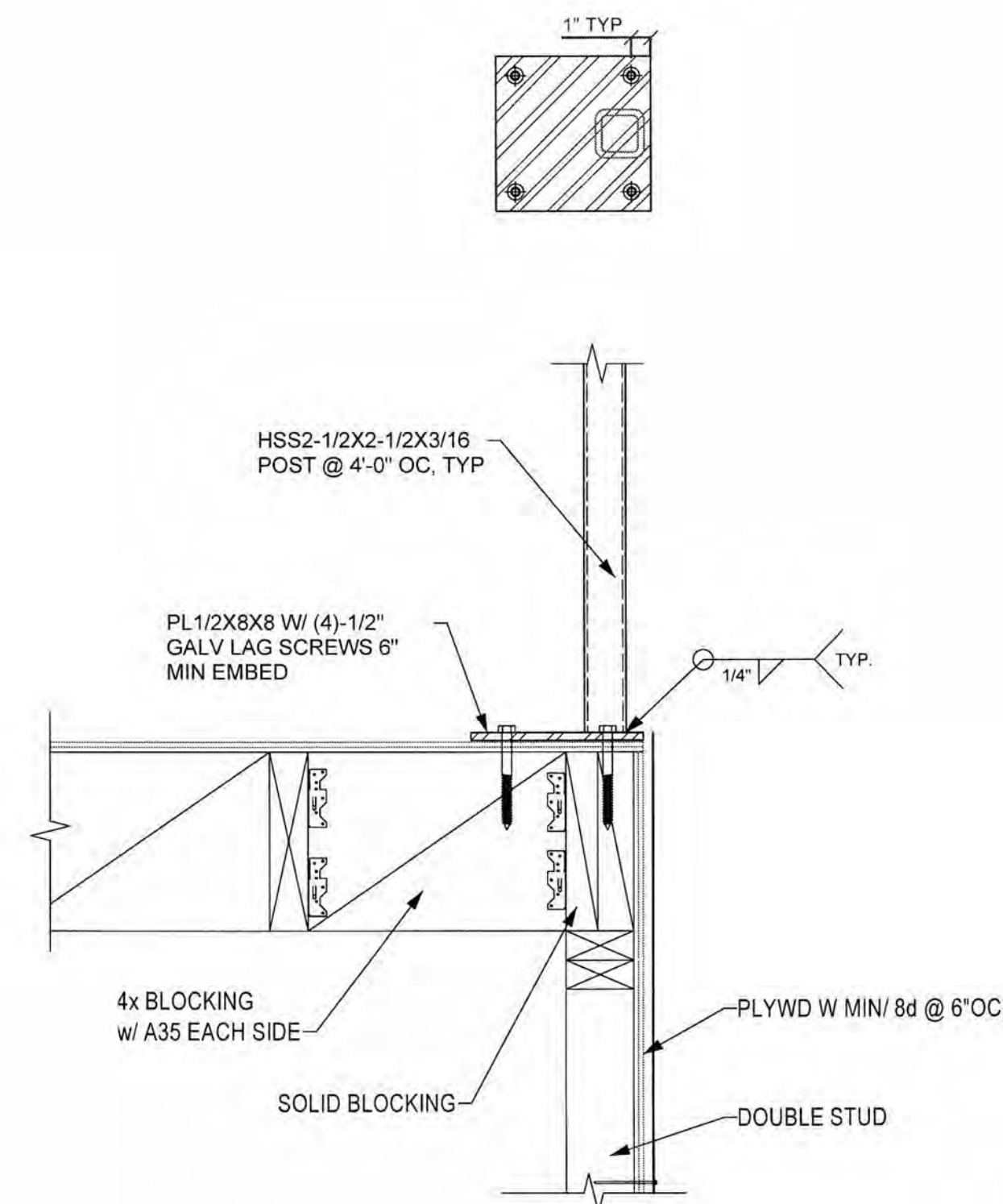
NOTES:

1. SAD FOR TREAD & RISER OF STAIR & OTHER STAIRS GEOMETRY.
2. SAD FOR DETAILS OF RAILINGS & HANDRAILS.



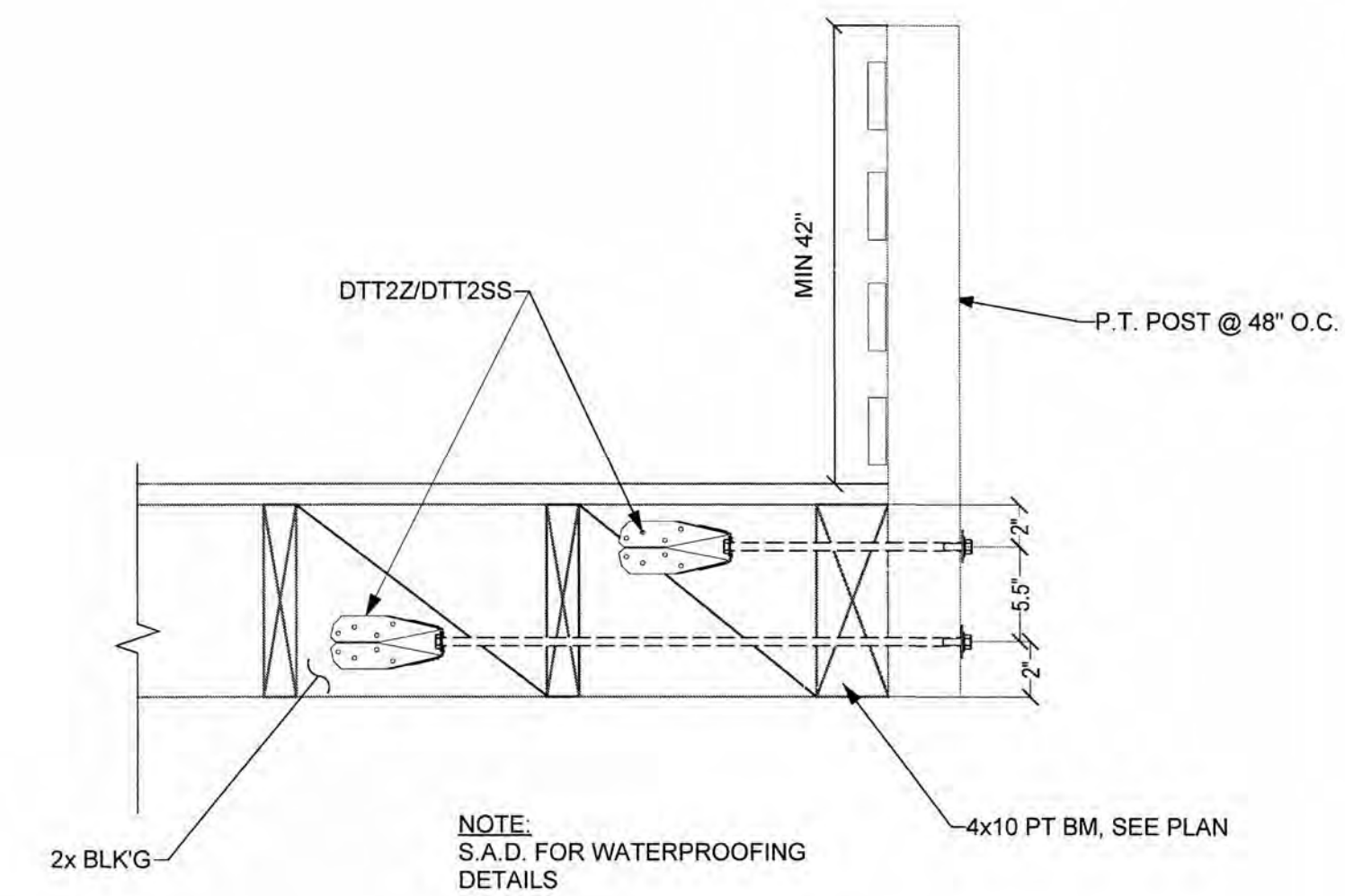
1 WD STAIR DETAIL

N.T.S
WD-N-FLOOR-15

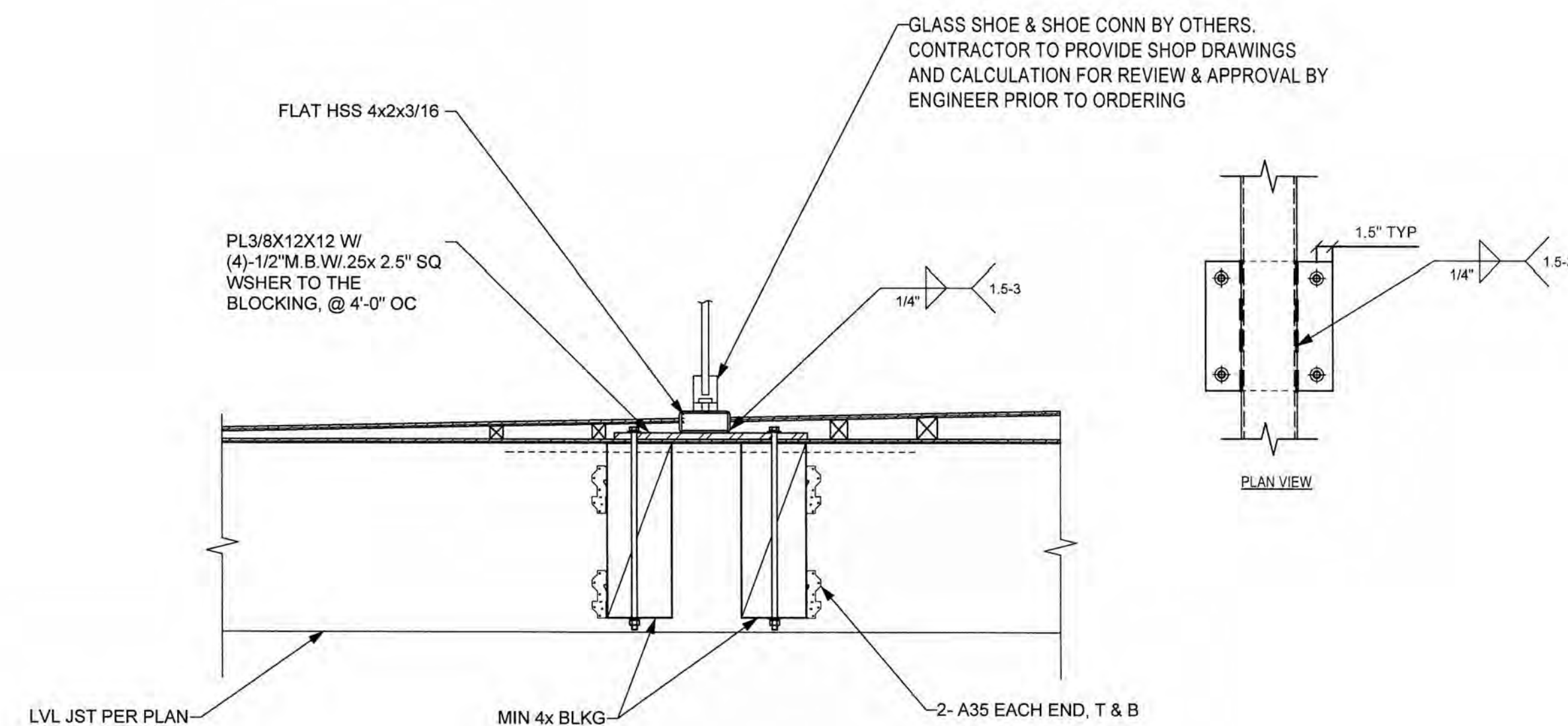


2 GUARDRAIL ON TOP OF THE WOOD WALL

WD-N-ROOF-15

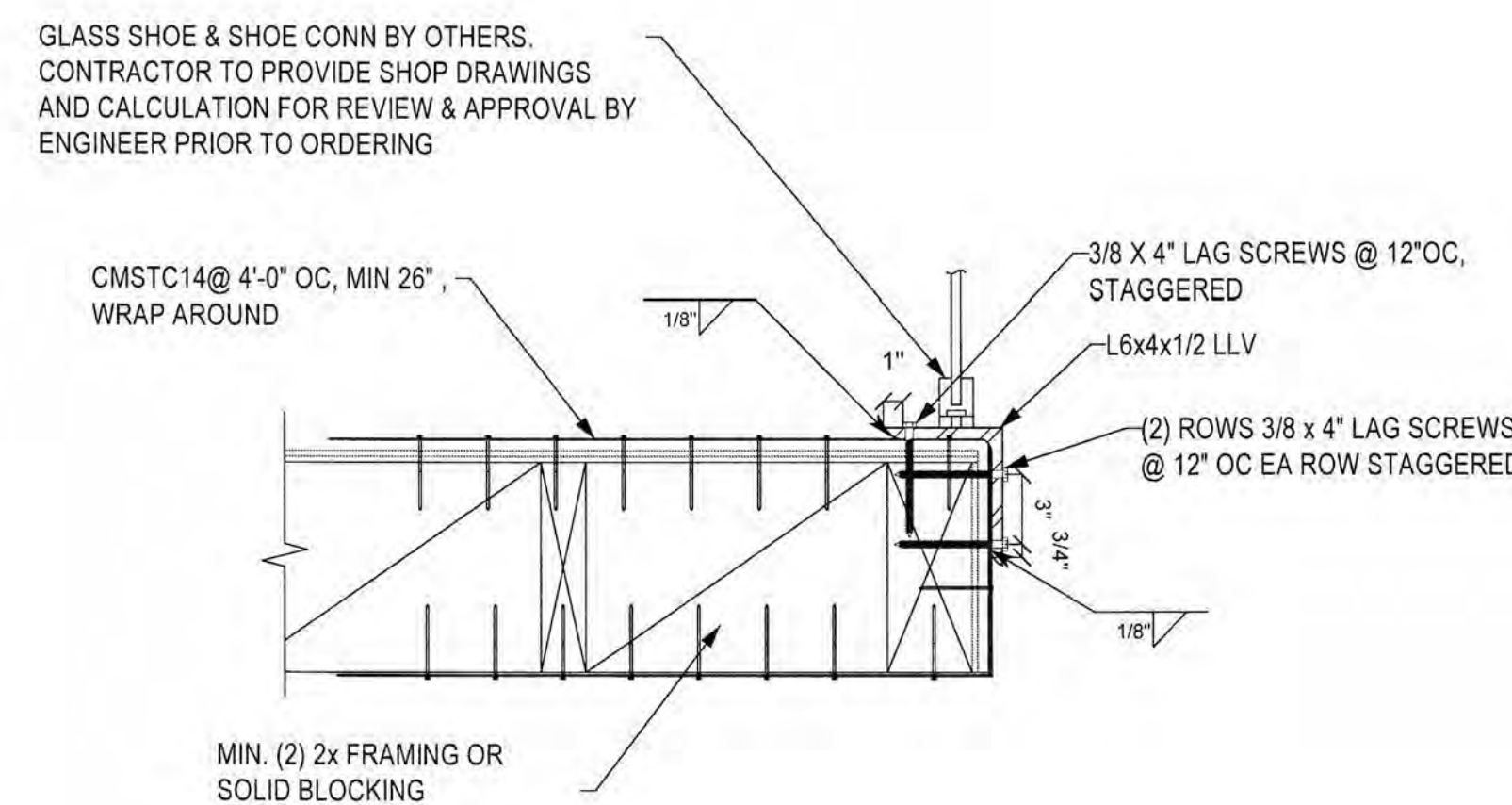


4 WOOD GUARDRAIL @ DECK



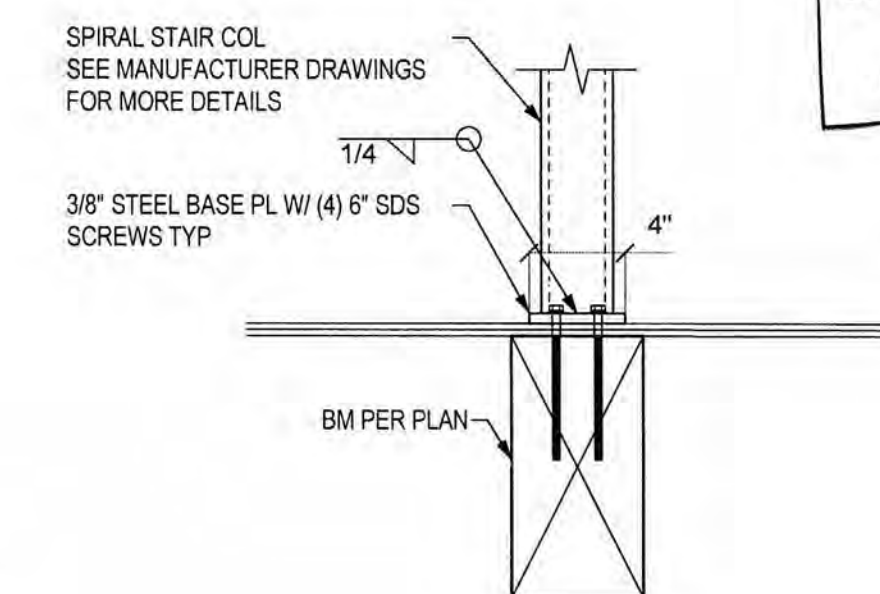
3 GLASS GUARDRAIL @ ROOF DECK

STL-STL-WD-34



5 GLASS GUARDRAIL WOOD BEAM

WD-N-ROOF-15



6 SPIRAL STAIR CONN @ BM

N.T.S
STL-MISC-2

PROJECT NAME

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**Framing
Details (8)**



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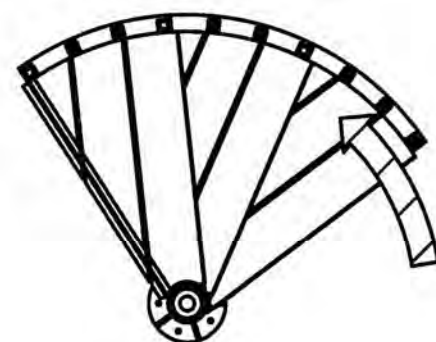
REVISED DATE 04/07/2025

JOB NO. 18-1820

SHEET NO.

S-4.7

ENTER UP



SLEEVE DIAMETER
Ø 4"

PLATFORM WIDTH
31"

PLAN VIEW

STAIR DIAMETER
Ø 60"

PLATFORM ANGLE
90.00°

PLATFORM LENGTH
31"

2022 California Building Code
R311.7.10.1 Spiral stairways.
Spiral stairways are permitted, provided
that the clear width at and below the
handrail is not less than 26 inches (660 mm)
and the walkline radius is not greater than
24 1/2 inches (622 mm). Each tread shall
have a depth of not less than 6 3/4 inches
(171 mm) at the walkline. All treads shall
be identical, and the rise shall be not more
than 9 1/2 inches (241 mm). Headroom
shall be not less than 6 feet 6 inches (1982
mm).

STAIR DETAILS:
MODEL: ALUMINUM
DIAMETER (IN.): 60
FLOOR TO FLOOR (IN.): 112.5
COLOR: TREX SIGNATURE BLACK
RISER HEIGHT (IN.): 9.38
TREAD DEGREE: 30
HEADROOM (IN.): 81.87



3D RENDERING



TOTAL HEIGHT
OF STAIR
158 1/2"

FLOOR TO
FLOOR HEIGHT
112 1/2"

PLATFORM RAIL
HEIGHT
36"

COLUMN EXTENSION
LENGTH
46"

ELEVATION VIEW

CLIENT:

PROJECT:

REVISIONS
DESCRIPTION
DATE
REV
NO.

PLAN DATE: 5/29/25
SCALE: 1:36
DRAWN:
DESIGNED BY:
APPROVED BY:
SHEET # 1 OF 1

TITLE:
500113- 957910

105 G.P. CLEMENT DRIVE
COLLEGEVILLE, PA 19426
1-877-888-5120



JOB No:
T-500113

DRAWING No:
REV 1

SIGNATURE OF APPROVAL:

PROJECT NAME

466 Elizabeth St
SAN FRANCISCO, CA



RKD CONSULTING CORPORATION
4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
WWW.RKDCONSULT.COM

SHEET TITLE

Spiral Stairs
Details (1)



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ISSUES / REVISIONS

NO. DATE DESCRIPTION

DRAWN S.M.

CHECKED R.K.

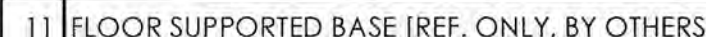
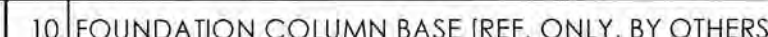
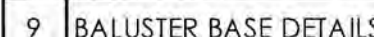
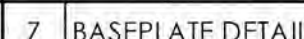
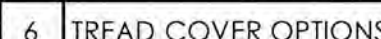
DATE 12/05/2018

REVISED DATE 04/07/2025

JOB NO. 18-1820

SHEET NO.

S-6.0



GENERAL REQUIREMENTS:

1. CONSTRUCTION DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER PROJECT DRAWINGS BY OTHER DISCIPLINES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CODES LISTED BELOW.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS RELATING TO EXISTING CONDITIONS BY MAKING FIELD SURVEYS AND MEASUREMENTS PRIOR TO COMMENCING FABRICATION OF CONSTRUCTION.

3. CONTRACTOR SHALL COMPARE AND COORDINATE THE DRAWINGS OF ALL DISCIPLINES AND REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS TO THE ARCHITECT AND ENGINEER.

4. DETAILS LABELED "TYPICAL" SHALL APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SEE DETAIL TITLES FOR APPLICABILITY OF A PARTICULAR DETAIL. TYPICAL DETAILS SHALL APPLY WHETHER OR NOT THEY ARE SPECIFICALLY KEYED AT EACH LOCATION.

5. CONTRACTOR SHALL HAVE FINAL AUTHORITY TO DETERMINE APPLICABILITY OF TYPICAL DETAILS.

6. WHERE CONFLICTS EXIST BETWEEN STRUCTURAL DOCUMENTS THE STRICTEST REQUIREMENTS, AS INDICATED BY THE STRUCTURAL ENGINEER, SHALL GOVERN.

7. THE GENERAL CONTRACTOR SHALL REVIEW AND DETERMINE THAT DIMENSIONS ARE COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO FABRICATION OF CONSTRUCTION.

8. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED OR OTHERWISE REDUCED IN STRENGTH UNLESS APPROVED BY THE STRUCTURAL ENGINEER.

9. THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS. NOTIFY THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES.

PRIMARY BUILDING CODES AND SPECIFICATIONS:

A. GENERAL BUILDING CODE

B. INTERNATIONAL RESIDENTIAL CODE, 2015, 2018, 2021

B. INTERNATIONAL BUILDING CODE, 2015, 2018, 2021

C. CBC 2020, 2022

D. IBC 2020, 2022

DESIGN LOADS:

1. PER IRC, 2015, 2018, 2021:

A. LIVE LOADS uniform (psf): 40

B. LIVE LOADS concentrated (lb): 300

C. LIVE LOADS handrail (psf): 50

D. LIVE LOADS handrail concentrated (lb): 200

2. PER IBC, 2015, 2018, 2021:

A. LIVE LOADS uniform (psf): 100

B. LIVE LOADS concentrated (lb): 300

C. LIVE LOADS handrail (psf): 50

D. LIVE LOADS handrail concentrated (lb): 200

3. CBC 2020, 2022

4. IBC 2020, 2022

ALUMINUM MATERIAL:

1. SEE NOTES ON PRIMARY CODES AND SPECIFICATIONS.

2. MATERIALS:

W-SHAPES & WT-SHAPES..... 6061-16

C-SHAPES & MC-SHAPES..... 6061-16

ANGLES..... 6061-16

HSS SHAPES..... 6061-16

DIAMOND PLATE..... 3003-H2224-PT

SMOOTH PLATE..... 3003-H24-SH-PL

ALUMINUM PIPE/TUBE..... 6061-T6511-T6, 6061-16FP

HANDRAIL ALUMINUM TUBE..... 6063-T6

WELDING ELECTRODES..... A W5 88 4043

HIGH STRENGTH BOLTS..... ASTM F593C, ASTM A193

HIGH STRENGTH NUTS..... ASTM F594C, ASTM A194

ANCHOR RODS..... ASTM F1554, GRADE 55

WELDED HEADED STUDS..... ASTM A108

DEFORMED BAR ANCHORS..... ASTM A996

MECHANICAL ANCHORS INTO CONCRETE:

USE THE FOLLOWING:

A. HILTI KWIK BOLT Z CARBON AND STAINLESS STEEL ANCHORS (as applicable)

FINISH:

1. POWDER COAT.....PER SPECIFICATION

ERECTION:

1. ENGINEER SHALL BE CONTACTED FOR APPROVAL OF ANY FIELD MODIFICATIONS OF ANCHOR BOLTS OR RODS OR COLUMN BASE PLATES (PER OSHA).

2. EMPLOYER BEARING OF STRUCTURAL STEEL ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. STRUCTURAL STABILITY SHALL BE MAINTAINED AT ALL TIMES DURING THE ERECTION PROCESS.

3. CONTRACTOR MUST PROVIDE NOTIFICATION TO THE ARCHITECT THAT, BY TESTING, THE FOUNDATION AND SUPPORTING WALLS HAVE ATTAINED SUFFICIENT STRENGTH TO SUPPORT THE LOADS TO BE APPLIED BEFORE ERECTING STRUCTURAL STEEL.

INSTALLATION RESPONSIBILITY:

1. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURE, AND ARE NOT INTENDED TO INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCES, AND FOR JOB SAFETY.

2. THE ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, INCLUDING THE SELECTION AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.



COLUMNS			
O.D.	I.D.	WALL THICK.	MATERIAL
3.5"	3.00"	0.25"	TUBE
3.5"	2.75"	0.375"	TUBE

HUBS			
O.D.	I.D.	WALL THICK.	MATERIAL
4"	3.56"	0.280"	TUBE

14 PLATFORM RAIL OPTIONS			
	TITLE STANDARD SPEC DRAWING	DATE 7/2/2024	DRAWING No.
		TIME 1:16 PM	
	Trex® Spiral Stairs 105 G.P. CLEMENT DRIVE COLLEGEVILLE, PA 19426 (610) 264-4268	USER J.V.	JOB No.
		PLOT 21	
		OF 1	

NO.	DATE	DESCRIPTION
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SHEET NO.

S-6.2

BRIEF SUBMITTED BY DBI



Board of Appeals Brief

Hearing Date: October 08, 2025

October 08, 2025

Appeal #: 25-032
Permit: 2025-0424-5190
Project Address: 466 Elizabeth Street
Block/Lot: 3653/020
DBI contact: Joseph Ospital, Senior Building Inspector. 628-652-3546,
Joseph.ospital@sfgov.org

Permit description: Add new roof deck to existing PA# 2019-0603-2332 and new stair to roof, new railings (glass), new decking. Roof deck area proposed is 496 square feet.

The Permit before the Board this evening is Permit Application 2025-0424-5190. This permit application was submitted To Add new roof deck to existing PA# 2019-0603-2332 and new stair to roof, new railings (glass), new decking. Roof deck area proposed is 496 square feet.

This project was reviewed, and signed off by SFDBI, SF Planning and all other required City agencies. The Department of Building Inspection believes that this project complies with all Building Code requirements, and was properly reviewed and approved.

Conclusion: Because this project complies with all applicable Building Code requirements, DBI contends the permit was properly reviewed and approved and therefore the permit be upheld and the appeal denied.

Joseph Ospital, Senior Building Inspector.

**City and County of San Francisco
Department of Building Inspection**



**Daniel Lurie, Mayor
Patrick O'Riordan, C.B.O., Director**

**Building Inspection Division
49 South Van Ness Avenue, Suite 400– San Francisco CA 94103
(628) 652-3450 – sfdbi.org**

PUBLIC COMMENT

From: [Jad Naous](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Re: Opposing additional roof deck construction in neighboring property
Date: Sunday, October 5, 2025 3:42:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi,

The contractor next door sent us the plan. Given that the roof deck is 8 feet away from the edge of the building, it will not be visible from our yard. Therefore, we have no issues with it. In fact, we would support letting the permit stand as quickly as possible so they can wrap up their construction soon.

Thank you,
Jad Naous

On Mon, Sep 29, 2025, 10:45 AM Jad Naous <jnaous@gmail.com> wrote:

Dear officials,

I am writing to formally object to the proposed additional roof deck in the construction next door to my property, located at 462 Elizabeth St. I understand this project is associated with the address 466-468 Elizabeth Street (Appeal No. 25-032).

My opposition is based on several critical points, including violations of established planning codes and significant negative impacts on my property and neighborhood quality of life. Specifically, the proposed roof deck appears to violate Planning Code §§136(c)(25), 101.1(b)(2), 101(c), and 135.

The existing property already towers like a monster over my backyard, blocking access to light and air and preventing us from having any privacy. We have already suffered through all the inconveniences of a prolonged construction next door with damage to my property. They need to wrap up the construction, and stop the monstrous expansion.

Furthermore, I understand that the property already has two existing roof decks and a rear yard, and open space requirements are reportedly exceeded by nearly 70%. Given these existing amenities, an additional roof deck seems unnecessary and excessive.

I am also concerned by the developer's reported pattern of violations, and I believe that approving this additional deck would be an inappropriate reward for such a history.

I urge you to consider these serious objections and deny the approval for the additional roof deck. I believe it is crucial to uphold the planning codes and protect the well-being of the residents in this neighborhood.

Thank you for your time and consideration of this matter.

Jad Naous & Corina Dumitrescu

Owners of 462 Elizabeth St

From: [Sheila Armbrust](#)
To: [MandelmanStaff \(BOS\)](#)
Cc: [BoardofAppeals \(PAB\)](#)
Subject: Re: Appeal No. 25-032 - Neighbor opposing construction of roof deck at 466-468 Elizabeth Street
Date: Tuesday, September 30, 2025 10:22:27 AM

Thank you, Jacob. The neighborhood is in outrage over this activity, and we would welcome an opportunity to speak with you about our poor experience with this developer.

Sheila

On Sep 30, 2025, at 10:01 AM, MandelmanStaff (BOS)
<mandelmanstaff@sfgov.org> wrote:

Hello Richard and Sheila,

Thank you for reaching out. I am looping in Legislative Aide Calvin Ho for visibility of your opposition to the construction (Appeal No. 25-32).

Best regards,
Jacob

[Office of Rafael Mandelman, President of the Board of Supervisors](#)
1 Dr. Carlton B. Goodlett Place, Room 268, San Francisco, CA 94102
MandelmanStaff@sfgov.org | (415) 554-6968

From: Sheila Armbrust <sheila.armbrust@gmail.com>
Sent: Monday, September 29, 2025 8:42 PM
To: MandelmanStaff (BOS) <mandelmanstaff@sfgov.org>; BoardofAppeals (PAB) <boardofappeals@sfgov.org>
Subject: Appeal No. 25-032 - Neighbor opposing construction of roof deck at 466-468 Elizabeth Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Board of Appeals and Supervisor Mandelman:

We live at 3969 23rd Street. We oppose the construction of the roof deck at 466-468 Elizabeth Street (Appeal No. 25-32) because it violates planning code Sections 136(c) (25), 101.1(b)(2), 101(c), and 135. This proposed construction - which adds no housing

to our neighborhood —creates noise nuisance, and it is unnecessary since open space requirements are already exceeded by nearly 70%. The property ALREADY HAS two roof decks AND a rear yard.

Our family moved into our home in 2022. Our enjoyment of our home, and our backyard, has been impaired for the last 3 years due to the derelict construction activities of the developer operating in our backyard. We said nothing when their initial permits were circulated to the neighborhood, which included the addition of a full story to the house, because we think it is important to increase housing stock in our community. We have not complained once about the years of standstill, the unkempt trees that litter into our yard, or the substantial noise pollution or disruption of years of on-again/off-again construction activity, despite the fact that one of us works from home full time. We reasoned that our patience would be worth it. We have been patiently waiting for opportunists to leave and for neighbors to move in.

Our neighborly goodwill is now being violated by this ridiculous roof deck application. As we can attest, for the last several months, the developers on Elizabeth have illegally constructed the beginnings of a roof deck.

To be plain: A roof deck provides no benefit to our community. A roof deck offers no opportunity for housing. It is an unnecessary addition, and it is unclear whether the home's foundation has been constructed to even properly accommodate this type of a structure. Building and the use of a roof deck would ensure noise pollution not only for us but for all who live nearby.

We appeal to you: Do not reward bad actors. Do not reward those who violate permitting laws. Do not reward developers who refuse to act with transparency. Do not reward those whose greed maligns our community. Please do not allow this roof deck in our backyard. Please. Do not reward impunity.

Sincerely,
Richard and Sheila Armbrust

From: [Claire Bobrow](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Appeal No. 25-032 regarding 466-468 Elizabeth Street, San Francisco
Date: Wednesday, October 1, 2025 1:14:10 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Board of Appeals,

We are the longtime resident homeowners of 3957 23rd Street, San Francisco 94114, between Noe and Sanchez Streets. The property at 466-468 Elizabeth Street is just one house southwest of our property.

We are writing today to express our opposition to the roof deck at 466-468 Elizabeth Street (Appeal No. 25-032) because it violates Planning Code §§ 136(c)(25), 101.1(b)(2), 101(c), and 135, because it will harm our privacy, light, and air, and it will increase noise.

When plans for this project were originally circulated, we studied them carefully. In the interest of being good neighbors, we did not object, although we were concerned about the size of the project and resulting structure. In those original plans, there was no roof deck shown in the location now being appealed. This project is already much taller than the original structure (and much taller than the structure immediately east of the property) and has reduced our privacy, light, and air significantly. The addition of this unlawful and unpermitted roof deck will further diminish our privacy and greatly increase the potential noise nuisance.

With respect, we ask that you deny Appeal No. 25-032 for the additional roof deck at 466-468 Elizabeth Street.

Thank you,
Claire and Jared Bobrow

Homeowners and Residents
3957 23rd Street
San Francisco, CA 94114

Lamarre, Julie (BOA)

From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Thursday, October 2, 2025 5:13 PM
To: Lamarre, Julie (BOA)
Cc: Longaway, Alec (BOA); Mejia, Xiomara (BOA)
Subject: Appeal No. 25-032 466-468 Elizabeth Street Scheduled for October 8, 2025
Attachments: Roof Deck RemovalDR.pdf; Notice of Public Hearing Multilingual - 466 Elizabeth Street.pdf; 311 Notice - 466 Elizabeth Street.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the Board of Appeals:

I became aware of this Appeal when I saw it mentioned on SF Building Eye.

It caught my attention because I have been commenting on major Alterations/Demolitions in Noe Valley since 2014/2015, including commenting on this project at the 2024 CUA hearing to legalize the Demolition.

Attached above are five DRAs from the Planning Commission where the Commission took Discretionary Review and removed the roof deck for each of these five projects.

The reason for the removal concerned the issues of loss of privacy of adjacent neighbors and in one case that the roof deck was found to be *"incongruous with the development of the block"*.

The Appellants have the exact same genuine concern that the Planning Commission expressed in these decisions.

466-468 Elizabeth Street has a tortured history due to the illegal demolition of the original sound and very livable flats.

The project sponsor's could have sought to add a roof deck at the CUA hearing on May 23, 2024. Again, this hearing was to legalize the Demolition.

This 2024 CUA hearing received the typical public notice for neighbors within the 300 foot radius.

Here is the Notice for the CUA hearing in 2024:

It would have been reasonable to seek a roof deck then, and let the Commission and the public weigh-in on this change to the original project rather than waiting a year to get the over-the-counter permit.

The original project prior to the illegal Demolition had a 311 Notification. This was for a major Alteration. The 311 Notification expired on June 1, 2020.

No Request for Discretionary Review was filed.

See the attached copy of this 311 Notification cover sheet below.

Again this is when the project had applied as an Alteration, using questionable Section 317 Demolition Calculations, but nevertheless did not include a roof deck like the one before this Board.

The reference in the 311 Notification is to “3rd floor roof decks”.

These are decks off the living area of the upper unit, not the roof deck on the top of the building that is being appealed.

Again, there was no roof deck like this when the Site Permit was originally filed in 2019 and the project was approved by the City.

Most importantly these originally approved decks and the rear yard are exactly the same in the plans approved at the 2024 CUA hearing to legalized the Demolition.

The decks and the rear yard more than meet the open space requirement of the Planning Code for the two units just as they did in 2019. And again in 2024.

I hope the Board will uphold the Appeal and protect the privacy of the Appellants and the other neighbors.

All will have their privacy undermined by this unnecessary and undesirable vertical addition.

Thank you.

Sincerely,

Georgia Schuttish

Noe Valley Resident

On December 11, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2013.1590D.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby takes Discretionary Review requested in Application No. 2013.1590D and approves the Building Permit Application 2013.11.21.2535 subject to the following conditions:

1. Remove the proposed deck on the roof of the three-story rear addition.
2. Reduce the depth of the top floor of the rear addition to a dimension that is the average of the two adjacent buildings, as measured from the rear wall of enclosed habitable space on each of the adjacent properties.
3. Maintain a 5-foot side setback for the upper two stories of the rear addition along the West Elevation, facing the residence at 465 27th Street.
4. Avoid the use of dark exterior paint as the main body color for the building.

BASIS FOR RECOMMENDATION

The reasons that the Commission took the action described above include:

1. The proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines. However, the Commission in their Discretionary Review deemed there to be extraordinary or exceptional circumstances in the case. The Commission wants to ensure that the Project Sponsor addresses the concerns of the DR Requestor and surrounding neighbors by sculpting the overall massing of the project to match the neighborhood context of rear additions into the mid-block open space.
2. The roof deck was found to be incongruous with the development of the block, since they do not exist on any property other than the one adjacent house at 455 27th Street.
3. Rear additions to the older cottages on the block are deferential to the original structure, lower in height, and step down with the grade of the lots. The proposal to build out both the second and third floors of the rear addition to the 45% rear yard depth was viewed as excessive massing at the upper portion of the building and out of character with the surrounding pattern of rear yard development.
4. Given the diminutive height and depth of the adjacent property uphill at 465 27th Street in relation to the proposal under review, the Commission remained firm that a 5 foot setback should be maintained along the West Elevation of the addition's upper floors to protect the neighboring property's access to light and air.
5. The subject property was found to be a contributing building to an historic district under CEQA. As such, the Commission felt it would be most appropriate for the owner/developers to select a final exterior paint scheme that was complimentary to the traditional character of the district.

On December 15, 2015 Lesley Kinnear filed an application with the Department for Discretionary Review (2014.1313DRP-01) of Building Permit Application No. 2014.11.04.0616.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption.

On January 7, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2014.1313DRMDRPPDRP-01.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby takes Discretionary Review requested in Application No. 2014.1313DRMDRPPDRP-01 and approves Building Permit Application Nos. 2014.11.04.0616 and 2014.11.04.0619 subject to the following conditions:

1. Remove the upper roof deck and stair penthouse.

BASIS FOR RECOMMENDATION

The reasons that the Commission took the action described above include:

1. Roof decks and stair penthouses are inconsistent and incompatible with the prevailing neighborhood pattern of the existing single-family residential structures. Removal of the roof deck and stair penthouse will result in a project with no extraordinary or exceptional circumstances. The proposal with the specified modification complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines.
2. The Commission determined that with the removal of the roof deck and stair penthouse the project is appropriate and instructed staff to approve the project with modifications specified based on plans marked Exhibit A on file with the Planning Department.

On February 18, 2016, Dianna Meistrell (hereinafter "Discretionary Review (DR) Requestor 2") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2015-002761DRP-02) of Building Permit Application No. 2015.02.26.9477.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On June 9, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Applications 2015-002761DRP and 2015-002761DRP-02.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby takes Discretionary Review requested in Application Nos. 2015-002761DRP and 2015-002761DRP-02 and approves the Building Permit Application 2015.02.26.9477 subject to the following conditions:

1. Provide a five foot setback on both sides of the second level terrace;
2. Eliminate the fourth floor terrace;
3. Remove the fourth story roof deck;
4. Reduce the depth of the fourth floor addition so that it is setback an additional ten feet from the front building wall (for a total setback of 25 feet); and,
5. Provide an approximately 3 foot setback at the ground level rear addition from both side property lines. Although, the setback should still enable preservation of at least 75 percent of the original (relocated) unit's gross floor area, without further deepening the addition.

The reasons that the Commission took the action described above include:

1. The Commission found exceptional and/or extraordinary circumstances, and determined that modifications at the rear are necessary to maintain privacy and accessibility to light for neighboring properties given the conditions of the existing midblock open space.
2. The Commission also determined that a reduction in massing at the front of the building is necessary to respect the existing three-story block face context and to eliminate unnecessary features above the permitted height.
3. Beyond these modifications the Commission determined that the proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines.

On June 16, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2016-003610DRP.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby takes Discretionary Review requested in Application No. 2016-003610DRP and approves the Building Permit Application 2015.03.19.1328 subject to the following condition:

1. Remove the proposed fourth floor roof deck.

The reasons that the Commission took the action described above include:

1. Although, the proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines. The Commission found there to be extraordinary or exceptional circumstances, in that, the proposed fourth floor roof deck would impact the privacy of neighbors.
2. The Commission determined that modification to the project with respect to the fourth floor roof deck was necessary and they instructed staff to approve the project following plan revision reflecting the change.

On July 28, 2016, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application No. 2015.005962DRP.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby does take Discretionary Review requested in Application No. 2015-005962 and approves Building Permit Application 2015.03.19.1345, with the following conditions:

1. Eliminate the roof deck and stair penthouse.

The reasons that the Commission took the action described above include:

1. There are extraordinary or exceptional circumstances in the case. The proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines. However, the Commission determined that the project's proposed roof deck and stair penthouse would impact neighborhood privacy and they instructed staff to approve the project per plans modified to eliminate the roof deck and stair penthouse.



NOTICE OF PUBLIC HEARING

Hearing Date: **THURSDAY, MAY 23, 2024**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place
Room 400**
Case Type: **Conditional Use**
Hearing Body: **Planning Commission**

PROJECT INFORMATION

Project Address: **466 Elizabeth Street**
Cross Streets: **Noe and Sanchez Streets**
Block / Lot No.: **3653 / 020**
Zoning District(s): **RH-3 / 40-X**
Area Plan: **N/A**
Record No.: **2023-002811CUA**

APPLICANT INFORMATION

Applicant: **Daniel J. Turner**
Company: **Reuben, Junius & Rose, LLP**
Address: **1 Bush Street, Suite 600**
City, State: **San Francisco, CA 94104**
Telephone: **(415) 567-9000**
Email: **dturner@reubenlaw.com**

PROJECT DESCRIPTION

Request for Conditional Use Authorization pursuant to Planning Code Sections 303 and 317 to legalize the Residential Demolition (as defined by Planning Code Section 317(b)(2)(B) and (C)) of the existing two-story two-family dwelling. The Project proposes excavation to create a new first story, a horizontal addition at the front and rear of the existing stories, and a one-story vertical addition. The project results in a four-story two-family dwelling. The subject property is located within a RH-3 (Residential, House – Three-Family) Zoning District, the Central Neighborhoods Large Residence Special Use District, the Family Housing Opportunity Special Use District, and 40-X Height & Bulk District. The project seeks to abate Planning Enforcement Case No. 2023-000513ENF.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

Architectural Plans: To view the plans and related documents for the proposed project, visit <https://sfplanning.org/notices> and search the Project Address listed above. The plans will also be available one week prior to the hearing through the hearing agenda at: <https://sfplanning.org/hearings> or by request at the Planning Department office located at 49 South Van Ness Avenue, Suite 1400.

For more information, please contact Planning Department staff:

Planner: **Matthew Dito**

Telephone: **628-652-7358**

Email: **Matthew.Dito@sfgov.org**

General Information About Procedures

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments on this application to the Planner listed on the front of this notice, or mail to Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, by 4:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 4:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 49 South Van Ness Avenue after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 notification requirements, if required.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the

provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection, unless an associated entitlement is appealed to the Board of Supervisors, in which case the building permit shall not be separately appealable (see Charter Section 4.135). Appeals must be submitted in person at the Board's office at 49 South Van Ness Avenue, Suite 1475. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination will be prepared and can be obtained through the Exemption Map at www.sfolanning.org prior to the approval action. An appeal of the decision to **exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

Date: **05/03/2024**

The attached notice is provided under the Planning Code. It concerns property located at **466 Elizabeth Street (2023-002811CUA)**. A hearing may occur, a right to request review may expire or a development approval may become final by **05/23/2024**.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。

此通告是與位於 **466 Elizabeth Street (2023-002811CUA)** 的建築計劃有關。如果在 **05/23/2024** 之前無人申請聽證會來檢討這一個建築計劃, 這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節, 請電 **628.652.7550**。

然後, 請按 “8” 及留言。城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **466 Elizabeth Street (2023-002811CUA)**. Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de proyecto se complete el: **05/23/2024**.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **628.652.7550**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **466 Elizabeth Street (2023-002811CUA)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **05/23/2024**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **628.652.7550**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On June 3, 2019, Building Permit Application No. 201906032332 was filed for work at the Project Address below.

Notice Date: April 30, 2020

Expiration Date: June 1, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	466 ELIZABETH ST	Applicant:	Reza Khoshnevisan
Cross Street(s):	Noe and Sanchez Streets	Address:	1256 Howard St
Block/Lot No.:	3653 / 020	City, State:	San Francisco, CA
Zoning District(s):	RH-3 /40-X	Telephone:	(415) 741-1292
Record Number:	2019-012187PRJ	Email:	reza@siaconsult.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
☐ Demolition	☐ New Construction	☐ Alteration
☐ Change of Use	☐ Façade Alteration(s)	☒ Front Addition
☒ Rear Addition	☐ Side Addition	☒ Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	~11 feet	0 feet
Side Setbacks	None	No Change
Building Depth	~62 feet 1 inches	~75 feet 11 inches
Rear Yard	~40 feet 11 inches	~38 feet 1 inch
Building Height	34 feet	No Change
Number of Stories	2	3 over basement garage
Number of Dwelling Units	2	No Change
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
The project includes a 2-story over garage horizontal addition at the front of the building; a vertical addition to create a new third floor; and a 1-story over basement horizontal rear addition to an existing, 2-story, 2,410 square foot (sf), 2 dwelling unit building. The project will also include 3 rd floor roof decks at the front and rear of the building. The project will result in a total of 3,972 sf, with Unit 1 increasing from 1,142 sf to 1,307 sf, and Unit 2 increasing from 1,268 sf to 2,665 sf.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:
Linda Ajello Hoagland, 415-575-6823, Linda.AjelloHoagland@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES DURING COVID-19 SHELTER-IN-PLACE ORDER

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) via email at pic@sfgov.org.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://accsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at bos.legislation@sfgov.org, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

From: [Buck Lucas](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Appeal No. 25-032
Date: Monday, October 6, 2025 6:18:10 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I oppose the roof deck at 466–468 Elizabeth Street (Appeal No. 25-032) because it violates Planning Code §§136(c) (25), 101.1(b)(2), 101(c), and 135. As the next door neighbor, it harms my privacy, light, and air; has the potential to create a noise nuisance; and is unnecessary since open space requirements are already exceeded by nearly 70%. The property already has two decks (the rear of which also harms my privacy as it directly overlooks my yard) and a rear yard.

Sincerely,

Buck Lucas
415.690.9973
Owner 470 Elizabeth St.

From: [Buck Lucas](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Re: Appeal No. 25-032
Date: Wednesday, October 8, 2025 3:04:13 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

While the line of sight privacy issue appears no longer relevant, the other concerns remain.

> On Oct 8, 2025, at 2:49 PM, Buck Lucas <bucklucas@gmail.com> wrote:

>

> Upon further review of the plan sent to me by the Project Manager, the top deck does not appear to have a direct line of sight that would intrude on my privacy. I do however have concerns for my neighbors given the vantage point this deck has on the surrounding homes.

>

> And I remain very bothered by the back deck with a direct view into my yard.

>

> Buck

>

>> On Oct 6, 2025, at 6:17 AM, Buck Lucas <bucklucas@gmail.com> wrote:

>>

>> I oppose the roof deck at 466–468 Elizabeth Street (Appeal No. 25-032) because it violates Planning Code §§136(c)(25), 101.1(b)(2), 101(c), and 135. As the next door neighbor, it harms my privacy, light, and air; has the potential to create a noise nuisance; and is unnecessary since open space requirements are already exceeded by nearly 70%. The property already has two decks (the rear of which also harms my privacy as it directly overlooks my yard) and a rear yard.

>>

>> Sincerely,

>>

>> Buck Lucas

>> 415.690.9973

>> Owner 470 Elizabeth St.

>

From: [Jennifer Toton](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Opposition to Appeal No. 25-032 – 466-468 Elizabeth Street Roof Deck
Date: Saturday, October 4, 2025 9:48:42 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Jennifer Toton
497 Elizabeth St.
San Francisc, CA 94114
jennifertoton@hotmail.com

October 4, 2025

Board of Appeals
City and County of San Francisco
1650 Mission Street, Suite 304
San Francisco, CA 94103

Re: Opposition to Appeal No. 25-032 – 466-468 Elizabeth Street Roof Deck

Dear Members of the Board,

I am writing to express my strong opposition to the proposed roof deck at 466-468 Elizabeth Street, currently under Appeal No. 25-032.

The addition of a roof deck atop this already massive structure would significantly and adversely affect the privacy, natural light, and quality of life of surrounding neighbors. The property already towers above adjacent homes—adding a roof deck will only exacerbate its looming presence, leading to greater intrusion into private outdoor and indoor spaces. Furthermore, it is one more in over 6 years of requested permits that consistently step away from the project we, the neighbors, approved.

Privacy and Light Impacts

The proposed roof deck would allow direct lines of sight into neighboring yards and windows, undermining the privacy of nearby families who previously enjoyed quiet, enclosed outdoor spaces. Additionally, the size and height of the building have already affected access to sunlight for neighboring properties. A roof deck would only increase shadowing and visual obstruction.

Noise Nuisance and Unnecessary Use

Roof decks in dense neighborhoods like Noe Valley often become hotspots for parties and gatherings, particularly in large, newly built structures like this one. The noise and foot traffic generated from an elevated deck would not be occasional—it would be persistent and disruptive to a residential block that was once quiet and family-oriented. With the already ample square footage of the new construction, there is no demonstrated need for an additional elevated outdoor area.

Misrepresentations and Permitting Concerns

The developers of this property have misrepresented their intentions since the start of this project. The original 2019 permit was issued for an *alteration* to a modest, historic Edwardian home, nestled into the hillside with a well-known lemon tree in the front yard from which our daughters picked for lemonade. Instead, neighbors have witnessed a full demolition followed by the gradual construction of what is effectively a brand new, oversized structure—now approximately four times the size of the original building.

This six-year-long project has subjected neighbors to constant construction impacts, including the ongoing loss of at least three street parking spaces. What began as a seemingly small alteration has become a textbook case of scope creep and regulatory loophole exploitation.

It is also important to note that this property is likely flying under the radar of many city officials and community members. Even public tools like Google Street View (see: [Google Street View Link](#)) which displays the neighboring home, misleading people to understand the scale and scope of the work proposed. This may contribute to a false perception that the home remains in proportion to the block and is a reasonable request.

A Changing Community, A Tipping Point

The property was formerly home to a couple and their young daughter (Lisa, Dave and McKenna)—members of our community who ultimately relocated to Oakland due to the soaring costs of living in San Francisco. Their home, while modest, was part of the fabric of a diverse, welcoming neighborhood. What now stands in its place is a behemoth of a building that represents displacement, overdevelopment, and disregard for neighborhood context.

The structure already dwarfs its surroundings. The idea that *more* should be added to it—especially a highly intrusive roof deck—is deeply frustrating and emblematic of a planning process that has too often favored developers over neighbors.

A Call to End Further Expansion

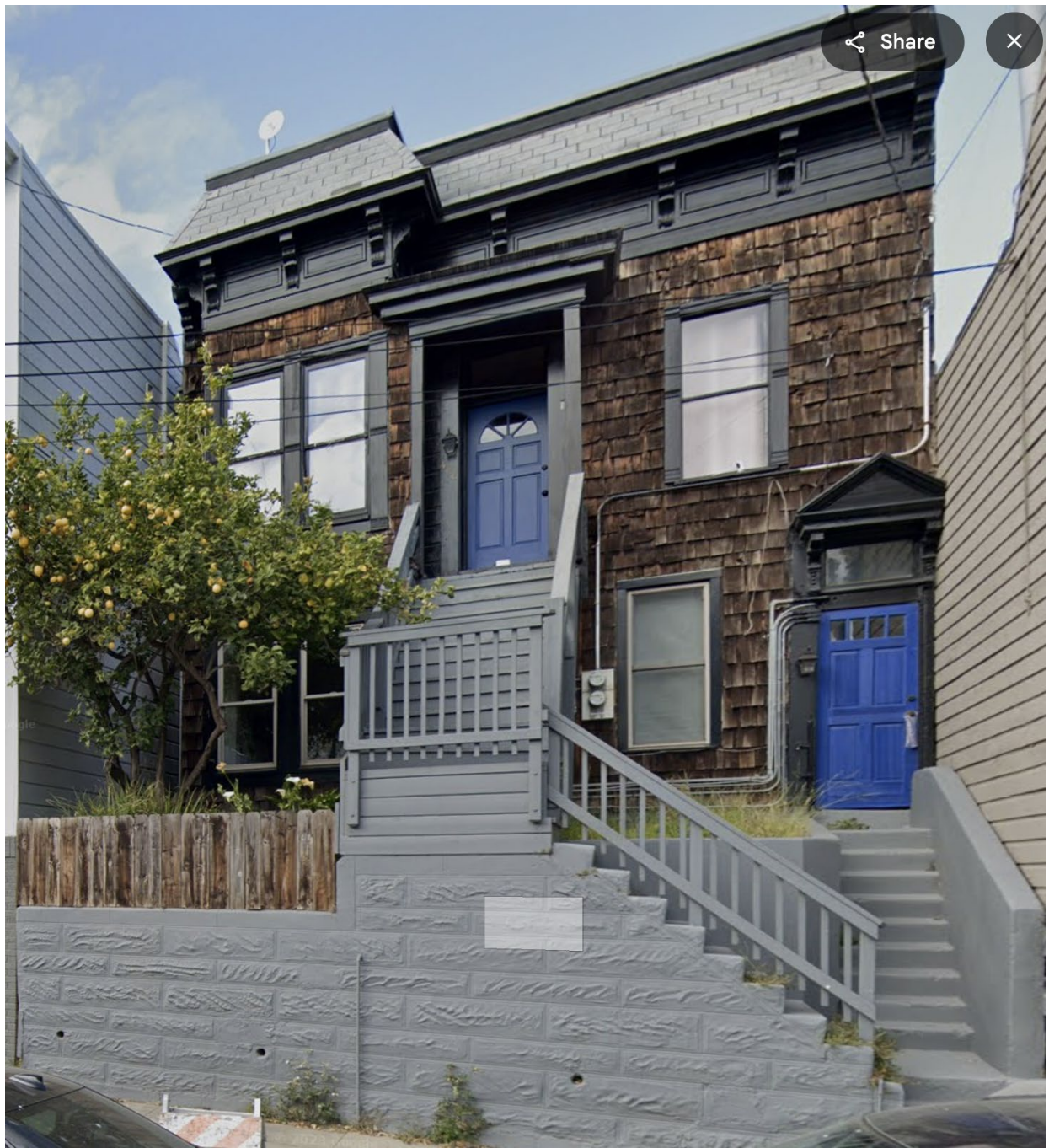
We have endured six years of disruption, from demolition noise to lost parking to a growing sense of disconnect with our once-close-knit block. Enough is enough. The project has already far exceeded the scale and impact promised to neighbors in 2019.

I urge the Board to deny Appeal No. 25-032 and prohibit the construction of the proposed roof deck. Please help restore balance to our street by enforcing accountability and preserving what little peace and privacy our neighborhood has left.

Sincerely,

Jennifer Toton

Compare the original property



To the street view and view from our house of the already built level sitting well above the neighbors.



