



BOARD OF APPEALS

Date Filed: May 28, 2024

City & County of San Francisco

REHEARING REQUEST FOR APPEAL NO. 24-023

Marc Bruno, Appellant(s) seeks a rehearing of **Appeal No. 24-023** which was decided on **May 15, 2024**.

This request for rehearing will be considered by the Board of Appeals on Wednesday, **June 26, 2024**, at 5:00 p.m. and will be held in Room 416 of San Francisco City Hall. The parties may also attend via the Zoom video platform.

Pursuant to Article V, § 9 of the Rules of the Board of Appeals, the **response** to the written request for rehearing must be submitted by the opposing party and/or Department no later than **10 days from the date of filing, on or before June 7, 2024** and must not exceed six (6) double-spaced pages in length, with unlimited exhibits. The brief shall be double-spaced with a minimum 12-point font size. An electronic copy should be e-mailed to: boardofappeals@sfgov.org julie.rosenberg@sfgov.org and marcabruno@yahoo.com

You or your representative **MUST** be present at the hearing. It is the general practice of the Board that only up to three minutes of testimony from each side will be allowed. Except in extraordinary cases, and to prevent manifest injustice, the Board may grant a Rehearing Request only upon a showing that new or different material facts or circumstances have arisen, where such facts or circumstances, if known at the time, could have affected the outcome of the original hearing.

Based on the evidence and testimony submitted, the Board will make a decision to either grant or deny your request. Four votes are necessary to grant a rehearing. If your request is denied, a rehearing will not be scheduled and the decision of the Board will become final. If your request is granted, a rehearing will be scheduled, the original decision of the Board will be set aside, and after the rehearing, a second decision will be made. Only one request for rehearing and one rehearing are permitted under the Rules of the Board.

Requestor

Signature: Via Email

Print Name: Marc Bruno, requestor

Request for Rehearing re Appeal 24-023,

Filed by Appellant Marc Bruno, May 28, 2024

Appellant Marc Bruno in the above mentioned appeal requests a rehearing based on the following:

Respondent in this matter, and his representatives, fraudulently presented to the Board of Appeals that a witness, Elizabeth Radtke, an architect, was not associated with the parties to this action. In fact, Ms. Radtke is a longtime associate of the permit facilitator for respondent, Jeremy Paul, present at the hearing on this matter. Ms. Radtke, testified that she is a "friend" of Linda Federowicz's, the tenant in the at-issue building site and the supposed author of the letter she read to the Board on May 15 under false pretenses. She has met Ms. Federowicz on only one occasion, and, rather than her "friend" is a an associate of Mr. Paul's.

The Rules of the Board of Appeal egregiously violated.

According to the Rules of the Board of Appeals, "Parties to an appeal shall have seven minutes for presentation and three minutes for

rebuttal. Parties to a Jurisdiction Request or Rehearing Request shall have three minutes for presentation and no rebuttal. Members of the public **who are not affiliated with a party** may speak once for up to three minutes."

[See "Special Instructions to the Parties," 03.02.2022, P. 4, highlighted in blue.]

As Ms. Radtke was associated with the permit facilitator in this matter, she should not have been permitted to speak for a "witness" before the Board.

Appellant's Rehearing Request meets the criteria for Rehearing.

The letter read by Ms. Radtke under the false pretenses that she is a friend of the letter's author and not part of the respondent's legal team is inherently prejudicial to appellant's standing before the Board.

The letter she read made numerous false and spurious claims about appellant, supposedly written by an elderly tenant in the same building where appellant lives. The tenant claimed to be about to undergo heart surgery and claimed to be a witness to offensive actions by appellant.

The letter was not presented the Board or to the Appellant prior to the hearing. Therefore, there was no way to verify its authorship or respond in a complete manner to its many claims. It was presented under as describing events on or about March 9, and, as the hearing was May 15, respondent had plenty of time to present it.

On its face, the reading of the letter under false pretenses by Ms. Radtke is, in the words of the Rules of the Board, a "**manifest injustice.**"

According to the Board's Criteria for a rehearing,

"In order to get a rehearing request granted, you must show new evidence that could have changed the outcome of the appeal **or establish that there is manifest injustice.**"

[See Attachment 2 "Overview of Appeal Process: Request a Rehearing," P. 1, boldface emphasis added.]

Prejudicial evidence does not have to be publicly considered by the Board to be damaging to appellant's standing.

Commentaries on Section 403 of the California Evidence Code, which I refer to here as a non-attorney in search of a general ethical standard, make reference to the stand-alone damage by prejudicial evidence,

particularly when, as here, there is little or no chance to rebut the so-called evidence.

By failing to present the letter any time before the hearing, and by falsely claiming it was being presented by a "friend" of the letter writer who had nothing to do with respondent's legal team, respondent damaged appellant and undermined one of Board of Appeal's mandates: To offer a transparent process for dispute resolution, absent dishonesty and trickery.

Appellant, requestor for this rehearing, is an "Unsatisfied Party" under Board Rules.

Appellant is an unsatisfied party who has a right under Board Rules to ask for a rehearing.

[See Attachment 3 "Frequently Asked Questions," 05.06.2024

Item 21, "What if I am dissatisfied with the Board's Decision?"]

In Appellant's Brief, I asked that permit in question be denied, or, at the very least that two legal responsibilities by the permit holder be met before he proceeds:

(1) That proper notice as required by the original application be given. (Instead, the Board of Appeals inexplicably reduced the standard 15-Day Notice to 48 hours, rather than the typical 15 days, stating, at the Board hearing on May 15, "Well, surely everybody in the building knows about it by now," or words to that effect. In fact, the notice requirement is not only about "knowing things" but also to give warning to residents, neighbors and the City itself prior to a major work project. By reducing notice from 15 days to two days, the Board of Appeals is rewarding respondent for never having given any notice at all.

(2) That the work being proposed not be staged from the garage in the building, a location at 472 Union that the City itself has determined to be a fire hazard as a result of respondent's using it without first installing a proper sprinkler system. This violation has never been remedied, but it must be remedied for the safety of the residents and neighbors before any more works is staged from there.

[See N.O.V. issued by D.B.I. inspector Christina H. Dang, 03.17.2023, Complaint 2023 05216, p. 1 "Remove Excessive Storage from Garage"]

[See, also, Testimony of Matthew Greene, Liaison to Board from the Department of Building Inspection, who noted in oral testimony on September 18, 2023 that the use of the garage at 472 Union Street for building projects is "a definite fire hazard."]

These two written requests by appellant, the requester of this rehearing, were made in the initial Appeal at issue in this matter.

[See Attachment 4, "Notice of Appeal," P. 3, "Appeal of Permit 202403016943."]

As neither request was satisfied by the Board of Appeals, appellant meets the definition of "a party dissatisfied with the Board's decision."

Signed Electronically this Twenty-eighth Day of May, 2024, and signed under penalty of perjury under California law, based on appellants' information and belief,

[Electronic Signature]

Marc Bruno, Appellant - Requester for Rehearing - 24-023
15 Nobles Alley, Apartment 3 / San Francisco CA 94133

Permit Applicant Contact Information:
Paul Boschetti <aida@sonic.net>



SPECIAL INSTRUCTIONS FOR PARTIES

APPROVED PLANS

Permit holders whose building permits have been appealed are strongly encouraged to submit electronic copies of the City-approved plans for the subject project no later than one Thursday prior to the scheduled hearing. If plans are not submitted and the Board needs the plans to make its decision, the resolution of the appeal may be delayed. Hard copies of the City-approved plans do NOT need to be submitted.

An electronic copy should be sent to: boardofappeals@sfgov.org.

WRITTEN & ORAL ARGUMENTS

Parties are strongly encouraged, but not required, to submit a written statement (called a "brief") to the Board describing the dispute at issue, outlining their arguments and what action they'd like the Board to take. At the hearing, parties are given time to present their arguments orally to the Board.

Please consider the following information and instructions for written and oral arguments, and written submittals:

Keep in mind the correct standard of review the Board will use in deciding the case.

- For most appeals, the Board applies *de novo* review, which means it hears the case anew and does not need to defer to the findings of fact or determinations made by the underlying decision-maker.
- Decisions by the Zoning Administrator (ZA), other than Variance decisions, require that the Board defer to the ZA unless the Board finds that the ZA erred or abused his or her discretion. Variance decisions are decided under the *de novo* standard described above.
- In deciding a case, the Board may only uphold, overturn or place conditions on a departmental decision; it cannot remand (send back) a decision to the underlying department for further review or action.
- Jurisdiction Requests: To grant late jurisdiction, the Board must find that the City intentionally or inadvertently caused the requestor to be late in filing the appeal. If a Jurisdiction Request is granted, the requestor will have five calendar days from the date of the Board's decision to file an appeal.
- Rehearing Requests: The Board may grant a rehearing in extraordinary cases to prevent manifest injustice, or where new or different facts or circumstances have arisen that if known at the time of the original hearing could have affected the outcome of the hearing. The written request should state the nature and character of the new facts or circumstances, the names of the witnesses and/or a description of the documents to be produced, and why the evidence was not produced at the original hearing.

Consider the votes needed.

- Appeals: In most cases, an appellant must get four out of the five Board members to vote to overturn or modify a departmental decision. That means it takes the vote of two Board members for the underlying departmental decision to remain unchanged. Appeals of certain Planning Commission actions only require three votes to overturn or modify the determination eg. Section 328 Home-SF Project, Section 329 Large Project Authorization, and Section 320-325 Office Allocation determinations. Please check with Board staff if you have questions.
- Jurisdiction Requests and Rehearing Requests: Four out of five votes are needed to grant a Jurisdiction Request or Rehearing Request.

Explain what action you'd like the Board to take. The type of action requested will depend upon the nature of the appeal and the party submitting the brief. Some examples include:

- Protest Appeals – when someone objects to a permit or other entitlement issued to someone else:
 - An appellant in a protest appeal typically requests either that the entitlement be denied, or new conditions be placed on the entitlement so that the project is changed in some way (example: new construction be set back further from the appellant's property line).
 - A permit holder in this type of case typically requests that the Board uphold the entitlement as is, with no new conditions.
- Appeals of a Denial, Revocation, Condition, Suspension or Penalty:
 - An appellant who appeals the denial or revocation of his or her own permit typically asks the Board to overturn the denial or revocation.
 - An appeal of conditions placed on a permit seeks to eliminate or modify the conditions.
 - An appeal of a permit suspension or penalty seeks to eliminate or reduce the length of the suspension or the amount of the penalty. Note that in many cases, there is a statutory limit that prevents the Board from completely eliminating a penalty.

Follow the Board's formatting requirements for written submittals. The Rules of the Board of Appeals set out very specific requirements with respect to the length of briefs for different types of cases and how they need to look on the page. Briefs that don't meet these requirements may be rejected.

- All briefs, whether handwritten or typewritten, must be double-spaced. Typewritten submittals shall be in a font size no smaller than twelve (12) point.
- Length:
 - Appeal briefs must not exceed twelve double-spaced pages in length and may include an unlimited number of exhibits.
 - Briefs associated with Jurisdiction Requests and Rehearing Requests must not exceed six double-spaced pages in length and may include an unlimited number of exhibits.
 - At the time an appeal is filed, an appellant may submit a supplementary statement that must not exceed one double-spaced page in length. No exhibits are allowed at that time.
- Exhibits may include photographs, maps, plans, drawings, letters of support or opposition, or any other information or material relevant to the appeal.
- Exhibits may not include additional pages of argument.
- Board members are given an electronic copy of the determination being appealed, the

- Preliminary Statement of Appeal, and the appellant's initial statement; these documents do not need to be included as exhibits.
- Typewritten briefs must be in a font size no smaller than 12 point.
- Double-sided printing is encouraged, especially for long documents.
- The parties do not need to submit hard copies of their briefs.
- Late or overlong submittals will be rejected. Please contact the Board at least 24 hours in advance of your deadline if you wish to request permission to file a late or longer brief.
- Where exhibits exceed ten pages in length, the Board encourages the submitting party to separate exhibits with tabs and provide a table of contents.

Meet all deadlines and delivery requirements. When an appeal is filed, Board staff will set a briefing schedule, and notify the parties both verbally and in writing, as to when their brief is due.

- Appeals
 - Appellant's Brief is due no later than three Thursdays prior to the hearing. The deadline for submission is 4:30 p.m.
 - Respondent's and Other Parties' Briefs are due no later than one Thursday prior to the hearing. The deadline for submission is 4:30 p.m.
 - Electronic copies of the brief with exhibits must be sent via email to the Board office by 4:30 p.m. on or before the date it is due to boardofappeals@sfgov.org.
 - Additional copies must be delivered to the other parties on the same day via e-mail.
 - If you do not receive a brief from the other party on the due date, please contact the Board Office to get a copy of the brief via e-mail.
 - All briefs and written public comment submitted to the Board are considered public documents and will be posted on the Board's website.
 - If the hearing date is changed, the briefing schedule may also change. Notice will be sent out by Board staff with any revised briefingschedule.
- Jurisdiction Requests and Rehearing Requests
 - Requestor's Brief is due at the time the request is filed. Requestors do not need to submit hard copies of their briefs. The Board will distribute copies to the other parties via e-mail.
 - Respondent's Brief is due ten days after the request is filed. Electronic copies of the brief with exhibits must be emailed to the Board office by 4:30 p.m. on or before the date it is due. An additional electronic copy must be delivered to the other parties on the same day. If a deadline falls on a weekend or City holiday, it will move to the next business day unless otherwise specified by Board staff.

HEARINGS

- Hearings are conducted in Room 416 of San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place. The parties and their representatives may also attend remotely via the Zoom video platform.
- All parties or their representatives must be present on the scheduled date of the hearing.
- Parties to an appeal shall have seven minutes for presentation and three minutes for rebuttal. Parties to a Jurisdiction Request or Rehearing Request shall have three minutes for presentation and no rebuttal.
- Appellants or Requestors speak first, then the determination (permit) holder, then the respondent City Department(s) and then public comment. On appeals, the Board will then hear rebuttal testimony from the parties in the same order.
- Members of the public who are not affiliated with a party may speak once for up to three minutes.
- If you are not familiar with the Board's public hearing procedures, it is recommended that you watch a Board meeting before your scheduled hearing date to prepare for your presentation. You may watch meetings on SFGovTV (San Francisco cable Channels 26 and 78), or on-demand on the internet at: www.sfgovtv.org.
- Additional written arguments may not be submitted at the hearing without Board approval.
- Computer-assisted presentations are permitted at the hearing. However, parties should have an alternate means of presentation prepared in case the equipment is not working. Parties may request assistance from the Board of Appeals staff to present their materials if they prefer. Parties are encouraged to send any materials to Board staff in advance of the hearing date in order to ensure a smoother meeting process.

RESCHEDULING OF APPEALS

If an appeal is rescheduled prior to hearing, written notification will be mailed to all parties involved. However, if the Board continues an appeal at a public hearing, no written notification will be mailed out.

REHEARING REQUESTS

- If the Board does not rule in your favor, you may request a rehearing.
- A Rehearing Request must be filed within ten calendar days from the date of the Board's decision, and may be filed only by the parties to an appeal.
- Only one Rehearing Request may be filed per appeal.
- If the Rehearing Request period ends on a weekend or City holiday, the last day to file the request is the next business day.
- See page 1 of this document for the standard of review applied to Rehearing Requests, or see Rules of the Board, Article V.9.

CONTACT WITH BOARD MEMBERS

The Board of Appeals functions as a quasi-judicial body. In an effort to further the Board's mission to create a forum where appeals are heard and decided in a manner that is fair for all involved, all evidence to be considered on each appeal should be provided as part of the public record through the briefs and other documents submitted to the Board as described above, and through oral testimony at public hearings. **Parties to appeals, their representatives, and members of the public should not contact Board members on matters that are pending before the Board.**

MORE INFORMATION

More information about the Board of Appeals, including copies of the Rules of the Board, related Charter and Code provisions, and other resource materials are available at the Board office and on the internet at www.sfgov.org/boa.

The supporting documents for the meetings can be found at the following link:
<https://sfgov.org/bdappeal/meetings/10>

A video of the previous meetings, can be found at the following link:

https://sanfrancisco.granicus.com/ViewPublisher.php?view_id=6

Step by step

Overview of Appeal Process

Next steps after an appeal is filed.

1Write your brief

Filing a brief helps the commissioners and permit/determination holder understand and address your issues and concerns.

Explain to the Board why you think the permit or decision is invalid or how you believe it should be modified.

Explain what action you want the Board to take.

Your brief must conform to the Board's requirements (maximum 12-pages, double-spaced and a minimum 12-point font; unlimited exhibits are permitted but no arguments can be made on an exhibit). Briefs that do not conform to the Board's requirements may be rejected or redacted.

You must submit your brief by the deadline.

The permit or determination holder will have a chance to respond to your brief.

All briefs must be submitted to boardofappeals@sfgov.org and the other parties.

Please feel free to contact the Board staff if you have any questions.

2Have an appeal hearing

Time: Your case will usually be heard within 60 days.

Board hearings take place in Room 416 of SF City Hall. The parties and the public may also attend remotely via Zoom or by telephone.

What to expect at your hearing:

Each party will have 7 minutes to present their case and 3 minutes for rebuttal.

Members of the public can also comment.

The Board usually makes a decision on the night of the hearing.

Most decisions become effective 13 days after the hearing, unless one of the parties makes a rehearing request.

You have the right to request an interpreter for a hearing. ~~Please make the request as soon as you know you need one,~~ but no later than 48-hours in advance of the hearing.

3Request a rehearing

Optional step

In order to get a rehearing request granted, you must show new evidence that could have changed the outcome of the appeal or establish that there is manifest injustice.

Rehearing Requests are not allowed for certain types of permits. Please check with the Board Office.

Steps:

1. The Rehearing Request must be filed within 10 days of the Board's decision.

2. When requesting a rehearing, a statement must be submitted to the Board explaining why the appeal should be reheard. This statement can be up to six (6) double-spaced pages in length, with unlimited exhibits, and must conform to the briefing requirements in the Rules.

3. The other party may submit a response to the Rehearing Request no later than ten (10) days from the date the request was filed. This response may be up to six (6) double-spaced pages in length with unlimited exhibits and must conform to the briefing requirements in the Rules.

4. At the hearing, each party will have 3 minutes to address the Board and no rebuttal.

5. If a rehearing request is granted then a new appeal hearing date will be scheduled.

6. The cost to file a rehearing request is \$150. Checks may be mailed to SF Board of Appeals, 49 South Van Ness Ave., Suite 1475, San Francisco, CA 94103. (Note: the fee may be waived if the requestor qualifies based on financial considerations).

Please email or call the Board Office at boardofappeals@sfgov.org or (628) 652-1150 if you have questions about this process.

Last updated July 28, 2023

Department
[Board of Appeals](#)

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FREQUENTLY ASKED QUESTIONS

1. What does the Board of Appeals (BOA) do?

- a. The BOA is a quasi-judicial body that provides the public with a final administrative review process for appeals relating to a wide range of City determinations. This is the final administrative review process.
- b. The Board hears and decides appeals involving the granting, denial, suspension, or revocation of permits, licenses, and other entitlements by various City commissions and departments. The granting or denial of variances and other determinations by the Zoning Administrator, and permits issued or denied pursuant to Discretionary Review decisions and downtown building authorizations of the Planning Commission are included.
- c. The BOA does NOT hear appeals of property tax assessments. Those types of appeals are heard by the Assessment Appeals Board. For more information about how to appeal a property tax assessment, go to the following link: <https://www.sfassessor.org/property-information/homeowners/contest-your-assessed-value#faq>

2. Who can file an appeal?

- a. Any person or group can file an appeal.
- b. Appeals cannot be filed anonymously.

3. How do I file an appeal?

- a. Email boardofappeals@sfgov.org or call (628) 652-1150. Following is a link to an overview of the appeal process: <https://sf.gov/step-by-step/overview-appeal-process>.

4. What is the deadline for filing an appeal?

- a. The time limits for filing appeals are strictly enforced. Most appeals must be filed within 15 calendar days from the date of issuance of the underlying departmental decision. For instance, a 15-day filing period applies to most building and demolition permits issued by the Department of Building Inspection, Zoning Administrator Notices of Violation and Letters of Determination, and from the date of the letter which issues, denies, suspends, or revokes a permit from most other City Departments. This includes San Francisco Public Works, the Department of Public Health, Police Department, and Arts Commission.
- b. A discretionary review decision by the Planning Commission is not appealable. The related building and demolition permits, however, are appealable when they are issued (or denied).
- c. Exceptions to the 15-day rule for filing an appeal include, but are not limited to:
 - i. Variance decisions issued by the Zoning Administrator must be appealed within 10 calendar days from the date of the variance decision letter.
 - ii. Appeals relating to Statements of Eligibility issued by the Zoning Administrator with respect to transfer of development rights must be filed within 20 calendar days.
 - iii. Appeals of actions taken by the Entertainment Commission or its Director on the granting, denial, amendment, suspension, or revocation of a permit, or on denial of exceptions from regulations for an Extended-Hours Premises Permit, shall be taken within 10 calendar days from the making of the decision.
 - iv. Appeals of Certificates of Appropriateness issued by the Historic Preservation Commission must be filed within 30 calendar days of the Certificate issuance.

- v. Appeals of permit decisions made pursuant to Planning Code section 343 (Central SOMA Housing Sustainability District) must be filed within 10 calendar days of the permit decision.
- vi. Appeals of building permits issued for certain types of Accessory Dwelling Units (issued pursuant to Planning Code section 207(c)(6)) must be filed within 10 calendar days of the permit decision.
- d. When counting “calendar days” the appeal period begins the day after the departmental action became effective. For example, if a building permit is issued on the 3rd day of the month, the last day to appeal would be the 18th day of the month. If the last calendar day falls on a weekend or City holiday, the last day to file the appeal is the next business day. **You are strongly encouraged to call or email the Board office if you have questions or are unsure about the filing deadline for your appeal. There may be other exceptions not listed here. Please contact the Board office.**
- e. The appeal must be filed by 4:30 p.m. on the last day to file the appeal.
- f. If a permit adds housing and was filed after January 1, 2024, it is likely NOT appealable. Please confirm eligibility with Board staff.

5. Can an agent file an appeal for me?

- a. Yes, on the condition that you provide written authorization for them to file an appeal. Authorization can be emailed to boardofappeals@sfgov.org.
- b. What is an agent? Someone who acts on your behalf, for example an attorney, architect or friend.

6. What if I am unable to attend the scheduled hearing date?

- a. You can ask the other parties to reschedule it to a later date (please ask Board staff for available hearing dates). If the other parties do not agree to the later date, you may ask the Board President (through the Executive Director) to reschedule the matter to a later date. Your request must be a maximum of one page and be double-spaced with a minimum 12-point font. The other parties will have an opportunity to respond with their own one-page statement. The President will make a decision on the request.
- b. You can attend the hearing via Zoom.
- c. You can have someone else represent you at the hearing eg. attorney, architect or friend.

7. How will I be able to express my concerns to the Board?

- a. *Preliminary statement:* At the time the appeal is filed, you must set forth the reasons or grounds for the appeal and what action is being requested of the Board. Your Preliminary Statement must be double-spaced with a minimum 12-point font. The statement can be a maximum of one-page with no exhibits allowed. (Note the Preliminary Statement is filed by the appellant).
- b. *Brief:* You will have an opportunity to submit a brief outlining the reasons for your appeal. Please ensure that you follow the Board’s briefing requirements, otherwise your brief may be rejected. Briefs may be maximum of 12 pages. They must be double-spaced with a minimum 12-point font. Unlimited exhibits are permitted, however, the exhibits shall not contain any arguments.
- c. *Oral Testimony at the hearing:* You will have the opportunity to address the Board orally at the hearing and give a presentation.

8. Why should I file a brief?

- a. To properly prepare the commissioners and the other parties for the hearing.
- b. To clarify what actions, you would like the commissioners to take for the case.
- c. If an appellant does not file a brief, the responding parties may not be able to address or respond to the appellant's concerns. Further the commissioners will not be familiar with the issues going into the hearing.
- d. All briefs must be received by 4:30 p.m. on the deadline. Briefs must be a maximum of 12 pages, double-spaced, with a minimum 12-point font.
- e. The parties are strongly encouraged to file a brief.

9. What is the fee to file an appeal?

- a. Appeals usually cost:
 - i. Building permits \$175
 - ii. Planning Department decisions \$600
 - iii. Most other permits or orders \$300
- b. Board staff will confirm the cost of your appeal when you file. The filing fee can be paid online with a credit card or check. Payment may also be made by sending a check to the Board Office 49 South Van Ness, Suite 1475, SF, CA 94103.

10. What if I cannot afford to pay the filing fee?

- a. You can request a fee waiver by submitting the following form
https://sf.gov/sites/default/files/2022-09/Fee%20Waiver%20Form_0.pdf
- b. Forms may be emailed to boardofappeals@sfgov.org

11. Do I need to hire an attorney?

- a. Parties are not required to be represented by attorneys, although some parties elect to hire them. Parties may be represented by architects or parties can represent themselves.

12. Where do the hearings take place?

- a. Room 416 of San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.
- b. Parties may also attend the hearing remotely via Zoom.
- c. Hearings start at 5:00 p.m. The agenda will be published on our website the Friday before the hearing.

13. Will the public be notified of the hearing?

- a. For cases involving real property, postcards will be mailed to residents/occupants who reside within 150 of the subject property. Notice of the hearing will also be posted on our website the Friday before the hearing.

14. What can I expect at the hearing?

- a. The appellant speaks first, then the person whose permit or other determination is being appealed, and then a representative of the department that issued the determination. Each speaker is given seven minutes to present testimony and relevant evidence. There will then be a portion for public comment before moving onto rebuttal. Each party gets 3 minutes to address the Board during rebuttal. The Board will then deliberate and either make a decision or continue the matter in order for additional information to be presented.

- b. To prepare for the hearing and to become familiar with the method of presentation used, the Board recommends that the parties observe a meeting of the Board in advance of their hearing. This can be done in person or by watching a hearing on television or via computer. Meetings are broadcast on SFGTV Cable Channels 26 or 78, and may be viewed via streaming video or on demand on the internet at: http://sanfrancisco.granicus.com/ViewPublisher.php?view_id=6.

15. Can members of the public participate in the hearing?

- a. Members of the Public who are not parties to an appeal or affiliated with a party may have 2-3 minutes to address the Board during public comment for the case. Members of the public may also submit written materials to the Board in advance of the hearing. Ideally written public comment should be emailed to boardofappeals@sfgov.org no later than one Thursday prior to the hearing date.

16. Who makes the decision on the appeal?

- a. The Board has five commissioners who decide appeals.
- b. If the Board makes a decision on the night of the hearing (eg. granting or denying an appeal) the dissatisfied party has 12 calendar days to request a rehearing. The request must be made by 4:30 p.m. If a party does not request a rehearing by the deadline, then a written decision will be issued on the following day (13th day after the hearing). If an appeal of a permit has been denied, the permit will be unsuspended when the written decision by the Board is issued.

17. How many votes are needed to get an appeal granted or a permit modified?

- a. In most cases, 4 votes are required (only 3 votes if there is a vacancy (not an absence) on the Board).

18. How many votes are required to deny an appeal?

- a. The denial of an appeal can happen in two ways:
 - i. Three commissioners vote to deny the appeal.
 - ii. If there are not enough votes to grant an appeal, then the underlying permit/determination is upheld by operation of law. In effect, the appeal is denied. Eg. 3 votes to grant the appeal and 2 to deny will result in a denial of the appeal (since 4 votes are required to grant the appeal).

19. What is the Board's standard of review?

- a. In most cases, the Board reviews the departmental decision *de novo*, which means it hears the case anew and is not required to defer to the findings of fact or determinations of the underlying decision-maker. However, in appeals of decisions by the Zoning Administrator (ZA) (except for variance decisions), the City Charter requires that the Board defer to the ZA unless it finds that the ZA erred or abused his or her discretion.
- b. In limited cases, a project is subject to a streamlined, ministerial review process. This means that the Board has limited discretion.

20. How do I access the Board's historical records?

- a. Email boardofappeals@sfgov.org if you want links to particular videos or case materials. Decisions are posted on our website at the following link:
<https://www.sf.gov/departments/board-appeals>

21. What if I am dissatisfied with the Board's Decision?

- a. A party dissatisfied with the Board's decision can file a request for a rehearing.
- b. In order to get a rehearing request granted, one must show new evidence that could have changed the outcome of the hearing or establish that there is manifest injustice.
- c. Rehearing Requests are not allowed for certain types of permits. Please check with the Board Office.
- d. When requesting a rehearing, a statement must be submitted to the Board explaining why the appeal should be reheard. This statement can be up to six (6) double-spaced pages in length, with unlimited exhibits and must conform to the briefing requirements in the Rules.
- e. The other party may submit a response to the Rehearing Request no later than ten (10) days from the date the request was filed. This response may be up to six (6) double-spaced pages in length with unlimited exhibits and must conform to the briefing requirements in the Rules.
- f. At the hearing, each party will have 3 minutes to address the Board and no rebuttal.
- g. If a rehearing request is granted, then a new appeal hearing date will be scheduled.
- h. The cost to file a rehearing request is \$150. Checks may be mailed to SF Board of Appeals, 49 South Van Ness Ave., Suite 1475, San Francisco, CA 94103. (Note: the fee may be waived if the requestor qualifies based on financial considerations).
- i. Please email or call the Board Office at boardofappeals@sfgov.org or (628) 652-1150 if you have questions about this process.

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
MARC BRUNO, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
Respondent

Appeal No. **24-023**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on March 8, 2024, 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 March 1, 2024 to Paul Boschetti, of an Alteration Permit (repair stairway (less than 50%) at rear, repair door in back; repair all items on Notice of Violation, Items Nos. 6 and 7, Complaint No. 202305216 to comply for violation; back stairway 50%) at 472 Union Street.

APPLICATION NO. 2024/03/01/6943

FOR HEARING ON May 15, 2024

Address of Appellant(s):

Address of Other Parties:

Marc Bruno, Appellant(s)
15 Nobles Alley #3
San Francisco, CA 94133

Paul Boschetti, Permit Holder(s)
c/o Morgan Thomas, Agent for Permit Holder(s)
Vanguard Commercial
2501 Mission Street
San Francisco, CA 94110



Date Filed: March 8, 2024

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

PRELIMINARY STATEMENT FOR APPEAL NO. 24-023

I / We, **Marc Bruno**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2024/03/01/6943** by the **Department of Building Inspection** which was issued or became effective on: **March 1, 2024**, to: **Paul Boschetti**, for the property located at: **472 Union Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **April 25, 2024, (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.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org, morgan@morganthomas.com and aida@sonic.net

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **May 9, 2024, (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.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and marcabruno@yahoo.com

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

Hearing Date: **Wednesday, May 15, 2024, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties 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 or Agent:

Signature: Via Email

Print Name: Marc Bruno, appellant

Appeal of Permit 202403016943; 472 Union Street

A copy of this permit is attached.

This Permit Should be Denied for the Following Reasons:

- (1) Permit holder and his workers are working on the rooftop of the referenced address and at 15 Nobles Alley, none of which is permitted under this permit or any other permit at the premises.
- (2) Permit holder is doing work in the light-and-air shaft between the two addressees, which is also outside the scope of this permit.
- (3) Permit holder is using the garage of the building as a staging and storage area for the work described in this permit, in violation of the citation for "excess construction debris and storage," a fire hazard according to the City. This violation is one year old and in abatement. It has yet to be remedied. [NOV 202305216]
- (4) No notice having been given of this major, disruptive project to the undersigned or to other tenants in the building, permit holder also has not labeled the site location of the work being done. The N.O.V. referenced in his permit references only one address, 15 Nobles Alley. Without notice, and without a proper address on the site location, neither the residents nor the public can know about the project until the project has already begun, thus undermining one of the purposes of the City's Permit Tracking System. This failure to notice also inhibited the undersigned from a earlier protest of the permit to the Board.

The above statement is true and correct, based on my information and belief.

Signed: [Marc Bruno Electronic Signature]

Dated: March 8, 2024

Contact Information

Marc Bruno, Appellant
15 Nobles Alley, Apartment 3 / San Francisco CA 94133
<marcabruno@yahoo.com>; 415-434-1528 (Home/ Landline)

Permit Applicant's Contact: Paul Boschetti
<aida@sonic.net> ; 415-310-2140 (Cell)

Permit Details Report**Report Date:** 3/5/2024 4:20:19 PM

Application Number: 202403016943
 Form Number: 8
 Address(es): 0104 / 021 / 1 472 UNION ST
 Description: REPAIR STAIRWAY (LESS THAN 50%) AT REAR, REPAIR DOOR IN BACK.
 REPAIR ALL ITEMS ON NOTICE OF VIOLATION ITEMS #6 & #7, COMPLAINT
 #202305216 TO COMPLY FOR VIOLATION. BACK STAIRWAY 50%.
 Cost: \$1,800.00
 Occupancy Code: R-2
 Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
3/1/2024	TRIAGE	
3/1/2024	FILING	
3/1/2024	FILED	
3/1/2024	APPROVED	
3/1/2024	ISSUED	

Contact Details:**Contractor Details:**

License Number: 897905
 Name: MIGUEL A BONILLA
 Company Name: BONILLA CONSTRUCTION
 Address: 3545 20TH ST * SAN FRANCISCO CA 94110-0000
 Phone:

Addenda Details:**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CES		3/1/24	3/1/24			3/1/24	CHUNG MIKE	Approved	
HIS		3/1/24	3/1/24			3/1/24	LUTON MATT	Approved	
INTAKE		3/1/24	3/1/24			3/1/24	SECONDEZ GRACE	Administrative	
CP-ZOC		3/1/24	3/1/24			3/1/24	DCP USER	Administrative	N/A: Replace interior door and stairway to comply with DBI Nov. - Tolu Atoyebi, sydney.atoyebi@sfgov.org
BLDG		3/1/24	3/1/24			3/1/24	CHEUNG JIMMY	Approved	APPROVED
CPB		3/1/24	3/1/24			3/1/24	MOK CALVIN	Administrative	

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.

[Contact SFGov](#) [Accessibility](#) [Policies](#)
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BRIEF SUBMITTED BY THE APPELLANT(S)

**Appellant's Brief in Support of Appeal 24-023, appealing the issuance by the
Department of Building Inspection of Permit 202403016943**

Preface

At a hearing before the San Francisco Board of Appeals on September 27, 2023
Commissioner Alex Lemberg made the following comment to Building Inspection
Department representative Matthew Greene,

"It makes me uncomfortable that we hear this from you with somewhat regularity
that there's several places in the process where a mistake should have been caught,
but it wasn't. And when I hear that something should have been caught 3 or 4
times but wasn't caught, what that implies to me is that it was not caught
intentionally. And that's very, very troublesome to me. And I want to ask if you
can address why what happened in this process, why this wasn't caught at any of
the 3 or 4 steps in which you said earlier it should have been caught."

[Caption Notes, Hearing 09/27/23: Item 023-036, Page 5 - 6]

The items the Board of Appeals will consider on May 16, 2024 under this current
appeal are no less "troublesome" to the Appellant, a longtime tenant in the same
building owned by the same landlord. The landlord's actions over the past two
months-- and his failure to take actions as required by the Building Code-- resulted
resulted in a hazardous situation.

Appellant respectfully asks the San Francisco Building Department, "How could these violations have occurred at the same building," or in the more compelling words used by Commissioner Lemberg, "[W]hen I hear that something should have been caught 3 or 4 times but wasn't caught, what implies to me is that it was not caught intentionally. And that's very troublesome to me."

Appellant makes no judgment here about the underlying causes of the intentionality by department staff. Nothing untoward is implied nor denied. Appellant does not know why these occurrences continue at the same building.

The issues Appellant brings before the Board of Appeals does not require him nor the Board to have an answer to this question. It is enough to say: The effect of not obeying the Building Code is a profoundly harmful one because the Code sections violated by the landlord and his contractors ignored were established for one reason above all others: **Safety**. Safety both for appellant and for the neighbors in adjacent buildings.

The landlord and his contractors have violated the Code in the following ways:

- Proceeding with a major construction project without the notice required by law;
- Proceeding with the project prior to remedying a fire hazard over one year old, the existence of which was made worse by the construction project;
- Working on the major construction project after the permit was suspended.

Appellant respectfully asks the Board of Appeals to consider these violations from the perspective of safety for the community at-large. Commissioner Lemberg's concerns to Mr. Greene, quoted on the first page of this brief, include both the possible loss of income (the loss of city fees) and the potential by the landlord of creating a unsafe situation for residents by failing to follow the rules to create a new ADU.

Although situation in the current case does not involve the loss of City fees, it does create with no less a detrimental effect a safety hazard for the Appellant, for other residents of the building and for residents of neighboring buildings.

At the Board of Appeals hearing cited above, Mr. Green called the situation at 15 Nobles 472 Union Street, "[a] definite fire hazard," echoing words on the inspection report at this building on March 17, 2023. Mr. Greene was referring to the construction materials and other debris in the building's garage, one of three violations cited today by Appellant in his request to deny the current permit or to impose other penalties under the law.

Appellant refers to other penalties because by circumventing his suspended permit on March 9, 2024 permit holder has effectively tried to make the Board of Appeals process moot. I do not think that any permit holder should be rewarded for so doing.

Attachments

(1)(A) Permit Application on March 1, 2024 with attached Notice Requirements, beginning on Page 4. The Notice Requirements begins, "(2) Adequate Exits are Lacking."

(1)(B) Email from Marc Bruno, Appellant, to Alec Longaway, San Francisco Board of Appeals, March 8, 2024, referencing attached Appeal and making note that the landlord and his representatives were working on the stairs on the day of the email, Friday, March 8, 2024.

(2)(A) Notice of Violation issued by San Francisco DBI on March 17 2023 concerning, among other violations, the fire hazard caused by "construction debris and other material in the garage."

(2)(B) Transcript, B.O.A. 09/27/23 concerning Appeal 23-037, at the same building, under the same landlord. It is at this point in the hearing last year that Mr. Greene refers to the condition in the building's garage as being "a definite fire hazard."

(3)(A) Police Department CAD numbers in response to calls by Appellant asking the City and County for a stop work order, or other reasonable action, to prevent the landlord from working on the building's staircase under a suspended permit, and, by so doing, deliberately circumventing the Board of Appeals process.

(3)(B) Notice of Violation issued by Inspector Trevor Byrne on Saturday March 9, 2024 to landlord and his contractor; Filed by the Department the following Monday, March 11.

Three Violations upon which Appellant presents this Brief:

(1) Failure of Permit Holder to Give Notice as Required by the Building Code.

Notice is an essential part of many legal processes. It is particularly significant here because the project undertaken by the landlord removed one of two exits available from the building. The notice requirement by the Department is sensible, clear and not unduly burdensome to the landlord or his contractor.

As seen in Attachment (1)(A), the Official Copy of the permit holder's application includes a requirement that he give notice to tenants in the building, including Appellant. This was never done.

(2) Failure by Permit Holder to remedy a fire hazard in the building while undertaking a major project that only exacerbated the hazardous situation.

As described in Attachment (2)(A), the N.O.V. from the Department on March 17, 2023 the landlord was cited for a potential fire hazard because he was staging his construction projects in the building's garage. The Department gave the landlord a reasonable remedy, also: Either remove the material in the garage or add a sprinkler system to the garage to prevent a fire from spreading to other parts of the building. Instead of remedying the situation, the landlord only worsened the fire hazard by undertaking additional projects, all of them staged in the same area: The garage.

The fault here is both the landlord's and the City's. The San Francisco Building Inspection Department has on the one hand issued an N.O.V. concerning the fire hazard in the garage and yet given the landlord additional permits for unrelated parts of the same building, effectively inviting the landlord to continue using the same area-- the garage-- as a staging area for these new projects.

By giving the landlord additional permits for unrelated parts of the building, the City seems to be rewarding the landlord and his contractors for their failure to remedy the 12-month old fire hazard. This does not serve a public purpose, especially here, where the owner of the building could easily afford to remedy the fire hazard before proceeding.

(3) Work being performed at rear stairs under suspended permit 202403016943.

Stop work order issued.

The Notice of Violation, Number 202420641, and the record of CAD numbers from the San Francisco Building Department and the Department of Emergency Management, respectively, speak for themselves.

As noted above, these documents are attached here: Attachments (3)(A) and (3)(B).

Conforming statement of and Appellant's signature, below.

Executed this Twenty-five day of April, 2024, by Appellant Marc Bruno, signed
under Penalty of Perjury under California law, based on my information an belief,

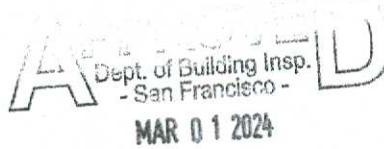
[Electronic Signature of Marc Bruno]
By: _____
MARC BRUNO, APPELLANT, 24-023

Emailed to the following parties, as required by the BOA in its email of 03/29/24:

Board of Appeals @ sf.gov.org
Julie.Rosenberg@sfgov.org
corey.teague@sfgov.org
tina.tam@sfgov.org
matthew.greene@sfgov.org
morgan@morganthomas.com
aida@sonic.net

ATTACHMENT (1) (A)

See attached
CPS 20220496
MS 202305216
MS 20231891



BLDG. 3/8
FORM 3/8
APPROVED FOR ISSUANCE
APPLICATION NUMBER
0201 6945
OSHA APPROVAL REC'D

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS				CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION			
FORM 3 <input type="checkbox"/> OTHER AGENCIES REVIEW REQUIRED				APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.			
FORM 8 <input checked="" type="checkbox"/> OVER-THE-COUNTER ISSUANCE							
0 NUMBER OF PLAN SETS				▼ DO NOT WRITE ABOVE THIS LINE ▼			
DATE FILED 3/1/2024	FILING FEE RECEIPT NO. 27634969	(1) STREET ADDRESS OF JOB 472 Union St	BLOCK & LOT 0104/021	(2A) ESTIMATED COST OF JOB \$1800	(2B) REVISED COST: \$1800	DATE 3/1/24	
INFORMATION TO BE FURNISHED BY ALL APPLICANTS							
LEGAL DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR. 5	(5A) NO. OF STORIES OF OCCUPANCY 4	(6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE APT	(8A) OCCUP. CLASS R2	(9A) NO. OF DWELLING UNITS 6		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4) TYPE OF CONSTR. 5	(5) NO. OF STORIES OF OCCUPANCY 4	(6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LEGAL USE) APT	(8) OCCUP. CLASS R2	(9) NO. OF DWELLING UNITS 6		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) CONTRACTOR Bonilla Construction	ADDRESS 3545 20th St	CITY S.F.	ZIP 94110	PHONE 415 8066479	CALIF. LIC. NO. 898905	EXPIRATION DATE 6/30/25	
(15) OWNER - LEASOR (CROSS OUT ONE)	ADDRESS Boschetti, Giampaolo	CITY S.F.	ZIP 94110	PHONE (FOR CONTACT BY DEPT.) 415 3102140			
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Repair stairway, repair door in back, remove excessive storage from garage at rear, back stairway <50% Repair all items per notice violation items # 6 & 7 APPLICATOR - 202305216 To comply for violation #							
ADDITIONAL INFORMATION							
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.	
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON LOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN OR BY CODE MAY BE APPLIED)	ADDRESS	ADDRESS	CALIF. CERTIFICATE NO.				
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") Unknown							

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and well footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPLIED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

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

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

In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

- | | |
|--|------------------------------------|
| <input type="checkbox"/> OWNER | <input type="checkbox"/> ARCHITECT |
| <input type="checkbox"/> LESSEE | <input type="checkbox"/> AGENT |
| <input checked="" type="checkbox"/> CONTRACTOR | <input type="checkbox"/> ENGINEER |

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (ii) designated below, or shall indicate item (iii), (iv), or (v), whichever is applicable. If however item (v) is checked, item (iv) must be checked as well. Mark the appropriate method of compliance below.

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

() I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

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

Carrier _____
Policy Number _____

() III. The cost of the work to be done is \$100 or less.

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

() V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date



LICENSED CONTRACTOR'S STATEMENT

Required documentation: ☐ Government-issued photo ID
☐ Current San Francisco Business License
☐ Current State California contractor's license and classification (the pocket card)

Permit Application Number: 202403015943
Permit Application Address: 3545 20th St San Francisco CA 94110
Print Company Name: Bonilla Construction
Print Contractor Name: Miguel Bonilla
CSLB Number: 897905 Contractor Class: B Expiration Date: 6/30/24
Contractor Mailing Address: 3545 20th St SF CA 94110
Contractor Telephone: 415 896 6479 Contractor Email: _____
Contractor Signature: Miguel Bonilla Date: 3/1/24

AUTHORIZATION OF AGENT TO ACT ON CONTRACTOR'S BEHALF

As the contractor listed above, hereby authorizes _____ to obtain a building permit(s), including any supplemental permits, but not limited to electrical, plumbing or temporary street-use permits, on behalf of the company/contractor listed above, with the Department of Building Inspection for the City & County of San Francisco located at 49 South Van Ness Avenue, San Francisco, California 94103.

Print Named of Authorized Agent(s): _____

Address of Authorized Agent(s): _____

Agent's Telephone: _____ Agent's Email: _____

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm, under penalty of perjury, that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is full force and effect.

Contractor Signature: _____ Date: _____

Revised 06/06/2022

CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	<p>REFER TO: <u>APPROVED: [Signature]</u> Legal use per C/C# <u>437099</u></p> <p>Matt Luton, HIS No. of Units <u>6DW</u> <u>3</u></p> <p>MAR 01 2024</p> <p>FOR WORK STATED ON:</p> <p>HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p> <p>BUILDING INSPECTION DIVISION</p>
<input type="checkbox"/>	<p>APPROVED: <u>N/A: Replace interior door and stairway to comply with DBI NOV. Non-visible from ROW</u></p> <p><u>Tolofayobi. 3/1/24</u></p> <p>DEPARTMENT OF CITY PLANNING</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p> <p>ELECTRICAL INSPECTION DIVISION</p>
<input type="checkbox"/>	<p>APPROVED: <u>[Signature]</u></p> <p>Jimmy Cheung, DBI</p> <p>MAR 01 2024</p> <p>PLAN REVIEW SERVICES, DEPT. OF BLDG. INSPECTION</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p> <p>PLUMBING INSPECTION DIVISION</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p><u>Inspector M. Chung, CES</u></p> <p>CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION MAR 01 2024</p>	<p>DATE: <u>03/01/24</u></p> <p>INSPECTOR: _____</p> <p>OK to process <u>MU</u></p> <p>CODE ENFORCEMENT SERVICES</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p><u>WA</u></p> <p>MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>SAN FRANCISCO FIRE DEPARTMENT</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>SF DEPARTMENT OF PUBLIC WORKS / MAYOR'S OFFICE OF DISABILITY (CROSS ONE OUT)</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>SF PUBLIC UTILITIES COMMISSION</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>DEPT. OF PUBLIC HEALTH / OCII (CROSS ONE OUT)</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>

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

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

OFFICIAL COPY

OWNER'S AUTHORIZED AGENT



NOTICE TO APPLICANT FOR BUILDING PERMIT SIGN POSTING REQUIRED

Effective January 15, 1987, **Ordinance No. 417-86** requires that a sign be posted in the lobby of an R-2 occupancy containing five or more units or a R-1 residential hotel containing six or more living units if alteration work is to be done that would displace tenants from their residence. The ordinance does not define the scope of work that would displace tenants; however, it does allow the Director of the Department of Building Inspection to define the terms "**substantially alter**". If such work is to be done, a 15" x 15" sign must be posted for 15 days and shall contain the following information: The notice that the permit application has been made, the nature of the work to be performed, the means of obtaining information from the Department of Building Inspection, and the procedure for appealing the issuance of building permits. The sign must be provided by the owner of the building. Building permit applications indicating the scope of work as listed below, meet the "substantially altered" criteria and require the posting of the sign as required by Section 106.3.2.4 of the San Francisco Building Code if a tenant will actually be displaced by such work.

EXAMPLES:

1. **REMOVAL OF ILLEGAL UNIT:**
 - a. Unit cannot be legalized because of state or local codes.
 - b. Because owner chooses not to legalize the unit.
2. **ADEQUATE EXITS ARE LACKING:** Required to provide, repair or replace on exit and the work cannot be completed in one day.
3. **ELECTRICAL HAZARDS:** Exposed or bare wiring, knife switches, open fuse blocks (lacking shock protection), where these conditions exist less than seven feet above a walkway or floor.
4. **STRUCTURAL HAZARDS:** Including:
 - a. Landslide instability;
 - b. Loss of foundation;
 - c. Fire damage causing imminent structural failure where the whole building or one unit is in danger of collapse or failure.
5. **GAS APPLIANCES:** Gas appliances (beyond control of the tenant) creating potentially hazardous conditions including:
 - a. Faulty venting, creating potential carbon monoxide asphyxiation.
 - b. Natural gas leaks in appliances, piping or meters.

6. **SANITATION HAZARDS OR INSUFFICIENT FACILITIES:** Including total lack of facilities including piping and fixtures.

7. **LACK OF HEAT:**

- a. Lack of heat or heating facilities.
- b. Inoperative heating facilities such as:
 - 1. Missing portable heater or dedicated circuit defective or lacking
 - 2. Missing radiator

8. **MISCELLANEOUS CONDITIONS:** Conditions not defined above but that substantially and materially render a unit of the building uninhabitable including:

- a. Severe roof leaks
- b. Loss of utilities as a result of fire:
 - 1. By disconnection of the building utilities
 - 2. By damage to the unit itself

c. Gross contamination of the unit by chemicals, sewage or other substances.

9. **DEMOLITION:** This include demolition of a unit(s) or demolition of the building.

10. **VOLUNTARY WORK:** Including rehabilitation, alteration, remodeling work by the owner which will necessitated the displacement of any residential tenants.

I hereby certify that I have read the above notice. The work to be performed under the building permit for which I am applying will comply with Ordinance No. 417-86:

☐ I will post a sign for 15 days and then return a signed posting affidavit to the "**CENTRAL PERMIT BUREAU, DEPARTMENT OF BUILDING INSPECTION, 49 SOUTH VAN NESS AVENUE, SECOND FLOOR, SAN FRANCISCO, CALIFORNIA 94103**" prior to the approval of my permit application.

☒ I will not post a sign because it is not required. (**Note:** If the scope of work to be done changes and becomes subject to the ordinance, a new permit application must be filed and the posting requirements must be met. If this box is determined to have been incorrectly checked, your permit will be revoked).

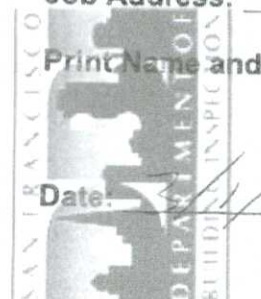
Job Address: 472 Union Street Permit Application No: 2024 0301 6943

Print Name and Signature: Miguel Bonilla
(Owner, Architect, Engineer, Authorized Agent)

Please circle applicable title above

Date: 7/1/24

Revised 03/23/2020



OFFICIAL COPY

ATTACHMENT (1) (B)



Marc Bruno

From: marcabruno@yahoo.com

To: Longaway Alec (PAB), Marc Bruno



Fri, Mar 8 at 8:10 AM ☆



03/08/24

Alec-

Here is the permit appeal we discussed on Wednesday. They are working here, both outside the scope of the permit and in violation of a one-year old citation by the D.B.I. for causing a fire hazard in the garage of the building where five people live (I am one of them). No notice was ever given of this project. All this is included in the attached one-page Appeal, formatted as required. The permit being protested is also attached.

Marc Bruno

15 Nobles Alley

San Francisco CA 94133

(415) 434-1528 (Home)

[Download all attachments as a zip file](#)



Appeal of P...pdf

66.4kB



Building P... .png

108.3kB

ATTACHMENT (2) (A)



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202305216

OWNER/AGENT: BOSCHETTI GIAMPAOLO

MAILING

ADDRESS: BOSCHETTI GIAMPAOLO

955 PRAGUE ST

SAN FRANCISCO CA

94112

DATE: 17-MAR-23

LOCATION: 15 NOBLES AL

BLOCK: 0104 **LOT:** 021

NOTICE TYPE: ROUTINE

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM

DESCRIPTION

- | | | |
|---|---|--|
| 1 | THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED. | 15 NOBLES ALLEY AND ALL COMMON AREAS. |
| 2 | PROVIDE SECTION 604 AFFIDAVIT (604 SFHC) | Provide affidavit of structural maintenance for all exterior appendages. Have a licensed general contractor, structural pest control licensee, or licensed professional architect or engineer inspect all exterior decks, balconies, landings, exit corridors, stairway systems, guardrails, handrails, fire escapes and all parts thereof and verify that each inspected area is in a safe and good working condition. A blank affidavit form, to be completed and returned, is attached to this Notice of Violation. Until affidavit is received, case cannot be abated. See attached. |
| 3 | SELF CERTIFIED SMOKE ALARMS AND CARBON MONOXIDE ALARMS AFFIDAVIT (420 SFBC) | Provide self-certification of the numbers of smoke and carbon monoxide detectors installed in the building. A blank affidavit form, to be completed and returned, is attached to this Notice of Violation. Until affidavit is received, case cannot be abated. See attached. |
| 4 | MAINTAIN FIRE ESCAPE DROP LADDER (801, 1001-b,m SFHC) | On reinspection day, owner or owner's representative must demonstrate the workability of all fire escape drop ladders or provide a certificate from a fire escape maintenance company indicating that the drop ladders are in good working condition. |
| 5 | PROVIDE EXIT SIGNS (1013 SFBC) | At time of inspection, no present of exit signs. Provide. |
| 6 | REPAIR STAIRWAY (802 SFHC) | At the rear stairway, several parts of the staircase was damaged or deteriorated. Have licensed contractor to identify the damaged or deteriorated wood membranes on this staircase. Repair or replace this staircase in an approved manner. PERMITS REQUIRED. |
| 7 | REPAIR DOOR (1001 SFHC) | At the back stairway, door under stairs damaged. Repair or replace. If replaced, PERMITS REQUIRED. |
| 8 | REMOVE EXCESSIVE STORAGE FROM GARAGE (1001-b,d,I,k SFHC) | At time of inspection, present of contruction debris and storage in garage. Remove or provide fire sprinklers. If fire sprinklers installed, PERMITS REQUIRED. |



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202305216

9 BID, EID & PID PERMITS (301 SFHC)

Repairs cited in this Notice may require a Building, Plumbing and /or Electrical Permit. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). This case cannot be abated until the Housing Inspector makes a final inspection to verify that all violations have been corrected and all required permits have been obtained and finalized. On reinspection day, present to the Housing Inspector the Job Card, plans and permits indicating that all work under building, plumbing and electrical permits is complete. Prior to reinspection by Housing Inspector, call Building, Plumbing and Electrical Inspectors for required inspections.

10 INSPECTOR COMMENTS.

It is the property owner's responsibility to be present or direct his/her representative to attend the reinspection as scheduled on this Notice of Violation for the purpose of providing the Inspector access to interior common areas, storage rooms, boiler room, garages, exit paths, basement and rear of building and to all areas cited within this Notice. It is the responsibility of the property owner to provide tenants with notification, as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during reinspection(s).

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 20 April 2023 10:30 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .

CONTACT HOUSING INSPECTOR : Christina H. Dang AT 628-652-3386

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). **ACCORDINGLY**, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection.

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of \$52.00, and (2) an hourly rate of \$104.00 for case management/administration, and \$170.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17, 102A.18 et seq., 102A.19 et seq., and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436.5 of the Revenue and Taxation Code provide, inter alia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding \$1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING

A COMPLAINT: Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a \$170.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table 1A-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE: Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed \$500.00 per day plus administrative costs as provided by Section 3423.8 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled What You Should Know About the Department of Building Inspection Code Enforcement Process or download the document from the Department website.

NCTS_NOV.rdf revised 6/22/2011

ATTACHMENT (2) (B)

good basic services for the tenants for a building that's been 100 years old. We hired a

licensed plumber who pulled a permit. My apologies for the addresses not being on there.

That was not my job. We hired a

guy to do it. He pulled it on

the identified three units. It

MAY have been the top and the bottom unit and the back unit,

we don't know. But we will make the addresses, as MR. Green

suggests, it changes. Okay. Thank you. Are you finished any other questions you guys have for me or. I don't see any questions at this time. Thank

you. We will now hear from the

building department. Um um. Good

evening again. I'd like to add

that the garage there is a notice of violations going through the code enforcement

process. I disagree with MR. Paul there that debris shouldn't be in the garage. It is a fire hazard. There is a notice of

violation to remove it. There's also a notice of violation for

the work done without permit that we saw in the previous appeal. So those items, I think, are independent of this plumbing

permit. I think, like I said

before, this is an easy fix. Give me the clarify which three

units are being done. I will change the language or I'll change the addresses on the permit. Any further units done outside those three will require an additional plumbing permit to accurately document the work being done. I'm available for any questions you MAY have.

Okay. I commissioner trasvina. So if I can understand you

correctly, you're you're going

ATTACHMENT (3) (A)

SP240690771 C 909 MEET W/CITIZEN 472 UNION ST, SF

[03/09/2024]

08:49:15	DT04	A23283	CREATE	Location:472 UNION ST, SF Type:909 Name:MARC Phone:(415) 800-9133 DAREA:3A Area:122 TypeDesc:MEET W/CITIZEN LocDesc:btwn VARENNES ST and GRANT AV LocCross:btwn VARENNES ST and GRANT AV Priority:C Class:F:3PAT Agency:SP Map:A1 RPCont?:909
08:51:03	DT04	A23283	ENTRY	Sector/Stn:A4 Map:A1 Comment:WALK IN TO CO A // PER OFFICER BUSSALACI --- SUBJ HEADED BACK TO HIS ADDR // HAS A COMPLAINT OF LL WORKING ON THE COMPLEX W/OUT THE PERMITS /// REQ'G PD TO CHECK
08:51:03			SELECT	
08:51:03	DT11	A24517	SGGEST	Unit:3A12D 3A5A 3A15A Comment:Standard
08:51:03	MSSAPP	TIBMSS	NPREMS	Comment:(none)
08:51:03	DT04	A23283	NOMORE	
08:51:26	DT11	A24517	HOLD	
09:16:41	DT11	A24517	DISPER	3A4A Operator:A21966 OperNames:ROWAN,MITCHELL #2059
09:16:41	DT11	A24517	PRIU	3A4A
10:16:37	DT08	A10658	INFO	Comment:ADV PD E/R
10:26:33	DT11	A08955	PRMPT	3A4A Comment:Preempted and dispatched to call #240691013
10:26:33	DT11	A08955	HOLD	3A4A
10:43:34	DT11	A08955	SELECT	
10:43:34	DT11	A08955	SGGEST	Unit:3A4A 3A12D 3A5A Comment:Standard
10:43:41	DT11	A08955	SELECT	
10:43:41	DT11	A08955	SGGEST	Unit:3A4A 3A12D 3A5A Comment:Standard
10:50:38	DT06	A22797	INFO	Comment:ANOTHER CALL // ADV'D OF DELAY
10:58:48	DT17	A24184	SELECT	
10:58:48	DT17	A24184	SGGEST	Unit:3A13A 3A12D 3A5A 3A15A Comment:Standard
11:04:27	DT11	A23897	SELECT	
11:04:27	DT11	A23897	SGGEST	Unit:3A42C 3A13A 3A12C 3A12D Comment:Standard
11:04:29	DT11	A23897	HOLD	
11:07:19	DT11	A23897	SELECT	
11:07:19	DT11	A23897	SGGEST	Unit:3A42C 3A13A 3A12C 3A12D Comment:Standard
11:07:22	DT11	A23897	DISPER	3A4A Operator:A21966 OperNames:ROWAN,MITCHELL #2059
11:07:22	DT11	A23897	PRIU	3A4A
11:09:55	K326	A21966	RI	3A4A
11:50:37	DT11	A23897	CLEAR	3A4A Dispo:HAN Comment:ALL CIVIL THE 909 IS AT CENTRAL STATION GETTING A CASE
11:50:37	DT11	A23897	CLEAR	
11:50:37	DT11	A23897	CLOSE	

CERTIFIED COPY
of original master file in
Office of Custodian of Records
DO NOT DUPLICATE
Dept. of Emergency Management
City & County of San Francisco

CALL RECAP:

INITIATE: 08:49:15 03/09/2024
ENTRY: 08:51:03 03/09/2024
DISPATCH: 09:16:41 03/09/2024
ON SCENE:
CLOSE: 11:50:37 03/09/2024
ADDRESS: 472 UNION ST, SF
DAREA: 3A
SECTOR: A4
RA: 122
FIRE:

CALL NUMBER: #0771
CURRENT STATUS: CLOSE
PRIMARY UNIT: 3A4A
JURISDICTION: SP
DISPOSITION: HAN

TYPE: 909 MEET W/CITIZEN
PRIORITY: C
PRIOR HISTORY: No

CP: MARC
ADDRESS:
PHONE: (415) 800-9133

CAD TIMESTAMP: CADT 0309241150

OPERATOR ASSIGNMENTS:

DT04	A23283
DT11	A24517
MSSAPP	TIBMSS
DT08	A10658
DT11	A08955
DT06	A22797
DT17	A24184
DT11	A23897
K326	A21966

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of original master file in
Office of Custodian of Records
DO NOT DUPLICATE
Dept. of Emergency Management
City & County of San Francisco

SP240691831 C 909 MEET W/CITIZEN 472 UNION ST, SF

[03/09/2024]

15:07:26	DT11	A23896	CREATE	Location:472 UNION ST, SF Type:909 DAREA:3A Area:122 TypeDesc:MEET W/CITIZEN LocDesc:btwn VARENNES ST and GRANT AV LocCross:btwn VARENNES ST and GRANT AV Priority:C Class:F.3PAT Agency:SP Map:A1
15:07:26	DT11	A23896	ENTRY	Sector/Stn:A4 Map:A1
15:07:26	DT11	A23896	DISPOS	3A42C Location:472 UNION ST, SF Operator:A22595 A22156 OperNames:WARREN,VINCENT S. #481; STUCKI,KEVIN C. #2471
15:07:26	DT11	A23896	PRIU	3A42C
15:07:26	MSSAPP	TIBMSS	PREMIS	Comment:PPR
15:10:01	DT11	A23896	PRMPT	3A42C Comment:Preempted and dispatched to call #240691695
15:10:01	DT11	A23896	HOLD	3A42C
15:10:04			SELECT	
15:10:04	DT11	A23896	SGGEST	Unit:3A42C 3A14D 3A13D 3A12D Comment:Standard
15:10:06	DT11	A23896	DISPOS	3A42C Operator:A22595 A22156 OperNames:WARREN,VINCENT S. #481; STUCKI,KEVIN C. #2471
15:10:06	DT11	A23896	PRIU	3A42C
15:32:55	DT11	A23896	CLEAR	3A42C Dispo:HAN
15:32:55	DT11	A23896	CLEAR	
15:32:55	DT11	A23896	CLOSE	

CALL RECAP:

INITIATE: 15:07:26 03/09/2024
ENTRY: 15:07:26 03/09/2024
DISPATCH: 15:07:26 03/09/2024
ON SCENE: 15:07:26 03/09/2024
CLOSE: 15:32:55 03/09/2024
ADDRESS: 472 UNION ST, SF
DAREA: 3A
SECTOR: A4
RA: 122
FIRE:

CALL NUMBER: #1831
CURRENT STATUS: CLOSE
PRIMARY UNIT: 3A42C
JURISDICTION: SP
DISPOSITION: HAN

TYPE: 909 MEET W/CITIZEN
PRIORITY: C
PRIOR HISTORY: Yes

CP:
ADDRESS:
PHONE:

CAD TIMESTAMP: CADD 0309241532

OPERATOR ASSIGNMENTS:

DT11 A23896
MSSAPP TIBMSS

IDENTIFIED COPY
of original master file in
Office of Custodian of Records
DO NOT DUPLICATE
Dept. of Emergency Management
City & County of San Francisco

SP240691866 I 7S STATION DETAIL 472 UNION ST, SF

[03/09/2024]

15:17:45	DT15	A23283	CREATE	Location:472 UNION ST, SF Type:7S DAREA:3A Area:122 TypeDesc:STATION DETAIL LocDesc:btwn VARENNES ST and GRANT AV LocCross:btwn VARENNES ST and GRANT AV Priority:I Agency:SP Map:A1
15:17:45	DT15	A23283	ENTRY	Sector/Stn:A4 Map:A1
15:17:45	DT15	A23283	DISPOS	3A13D Location:472 UNION ST, SF Operator:A22632 A25646 OperNames:BORDESSA,MICHAEL M. #582; FARLEY,MEGAN F. #96
15:17:45	DT15	A23283	PRIU	3A13D
15:17:45	MSSAPP	TIBMSS	PREMIS	Comment:PPR
15:20:54	K350	A25646	PRIOR	PremType:PPR 3A13D
15:22:43	DT11	A23896	BACKOS	3A13A Operator:A22054 A22867 OperNames:ROBARDS,JASON M. #936; OLIVIER,RUFUS #385
15:22:45	DT11	A23896	PRMPT	3A13D
16:22:43	DT11	A10625	CLEAR	3A13A Dispo:ND Comment:OPOFF'D AT 1611HRS
16:22:43	DT11	A10625	CLEAR	
16:22:43	DT11	A10625	CLOSE	

CALL RECAP:

INITIATE: 15:17:45 03/09/2024
ENTRY: 15:17:45 03/09/2024
DISPATCH: 15:17:45 03/09/2024
ON SCENE: 15:17:45 03/09/2024
CLOSE: 16:22:43 03/09/2024
ADDRESS: 472 UNION ST, SF
DAREA: 3A
SECTOR: A4
RA: 122
FIRE:

CALL NUMBER: #1866
CURRENT STATUS: CLOSE
PRIMARY UNIT: 3A13D
JURISDICTION: SP
DISPOSITION: ND

TYPE: 7S STATION DETAIL
PRIORITY: I
PRIOR HISTORY: Yes

CP:
ADDRESS:
PHONE:

CAD TIMESTAMP: CADD 0309241622

OPERATOR ASSIGNMENTS:

DT15	A23283
MSSAPP	TIBMSS
K350	A25646
DT11	A23896
DT11	A10625

AS OF 16:22:43:

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Dept. of Emergency Management
City & County of San Francisco

4

SP240692078 B 650 THREATS / HARASSMENT 472 UNION ST, SF (GARAGE ACCESS)

[03/09/2024]

Time	DT	Agency	Action	Details
16:14:51	DT62	A25600	CREATE	Location:472 UNION ST, SF Type:650 Name:MARK BRUNO Address:576 GREEN ST, SF Phone:(415) 800-9139 DAREA:3A Area:122 TypeDesc:THREATS / HARASSMENT LocDesc:btwn VARENNES ST and GRANT AV LocCross:btwn VARENNES ST and GRANT AV Priority:B Class:F:3PAT Agency:SP Map:A1
16:21:51	DT62	A25600	ENTRY	Address: [REDACTED] ORIGIN:W911 Sector/Stn:A4 Map:A1 Comment:RETURN CALL // 5 AGO // [REDACTED] [REDACTED] THREATED RP OVER RP COMPLAINING ABOUT CONSTRUCTION WORK IN PROGRESS // SUBJ WAVED [REDACTED] FIST AND A STICK AND SAID [REDACTED] WILL BEAT THE **EXPLETIVE** OUT OF THE RP // [REDACTED] [REDACTED] WMA, 80S, 5'7, MED BLD, BLU DENIM JKT, DENIM PANTS // NO WPNS SEEN, BUT MENTIONED IN THE PAST THAT [REDACTED] HAS A GUN IN [REDACTED] GLOVE COMPARTMENT // 901 FOR 909
16:21:51	DT62	A25600	ALI	E911Phone:415/800-9139 E911Address:576 GREEN ST, SF E911Subs:AT&T MOBILITY 800 635 6840 4 E911Source:W911 AliLatitude:-122.408552 AliLongitude:37.79999600 Confidence:100 Uncertainty:1709
16:21:51			SELECT	
16:21:51	DT11	A10625	SGGEST	Unit:3A42C 3A14D 3A13D 3A11D Comment:Standard
16:21:51	MSSAPP	TIBMSS	PREMIS	Comment:PPR
16:21:57	DT62	A25600	NOMORE	
16:22:47	DT11	A10625	HOLD	
16:22:49	DT11	A10625	SELECT	
16:22:49	DT11	A10625	SGGEST	Unit:3A42C 3A14D 3A13D 3A11D Comment:Standard
16:23:19	DT11	A10625	HOLD	
16:30:08	DT11	A10625	DISPER	3A204 Operator:A04904 OperNames:GAINES,SCOTT #1037
16:30:08	DT11	A10625	PRIU	3A204
16:30:11	DT11	A10625	MISCN	Comment:3A204: CONTACTED DBO INSPECTOR W/ETA OF 20 MINS AND SPOKE TO MARC, AND OFFICERS WILL GO OUT THERE AROUND THE SAME TIME.
16:30:29	DT11	A10625	MISCN	Comment:CONTACTED D.B.I.
16:30:37	DT11	A10625	PRMPT	3A204
16:30:37	DT11	A10625	HOLD	3A204
16:30:37			SELECT	
16:30:37	DT11	A10625	SGGEST	Unit:3A42C 3A14D Comment:Standard
16:30:40	DT11	A10625	SELECT	
16:30:40	DT11	A10625	SGGEST	Unit:3A42C 3A14D Comment:Standard
16:30:44	DT11	A10625	HOLD	
17:04:58	DT11	A10625	DISPOS	3A42C Operator:A22156 A22595 OperNames:STUCKI,KEVIN C. #2471; WARREN,VINCENT S. #481
17:04:58	DT11	A10625	PRIU	3A42C
17:04:58	K094	A22156	PRIOR	PremType:PPR 3A42C
17:07:10	DT11	A10625	OK	3A42C Comment:MEETING W/BLDG INSPECTOR NOW. CB 909 IF HE WANTS TO MEET W/ US.
17:08:32	DT15	A09539	MISCN	3A42C Comment:410 909
17:30:22	K094	A22156	RI	3A42C
17:36:32	K094	A22156	CLEAR	3A42C Dispo:HAN Comment:BUILDING INSPECTOR CITED PROPERTY OWNER. NO FURTHER PD ACTION REQ.
17:36:32	K094	A22156	CLEAR	
17:36:32	K094	A22156	CLOSE	

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5

CALL RECAP:

INITIATE: 16:14:51 03/09/2024
ENTRY: 16:21:51 03/09/2024
DISPATCH: 16:30:08 03/09/2024
ON SCENE: 17:04:58 03/09/2024
CLOSE: 17:36:32 03/09/2024
ADDRESS: 472 UNION ST, SF (GARAGE ACCESS)
DAREA: 3A
SECTOR: A4
RA: 122
FIRE:

CALL NUMBER: #2078
CURRENT STATUS: CLOSE
PRIMARY UNIT: 3A42C
JURISDICTION: SP
DISPOSITION: HAN

TYPE: 650 THREATS / HARASSMENT
PRIORITY: B
PRIOR HISTORY: Yes

CP: MARK BRUNO
ADDRESS: [REDACTED]
PHONE: (415) 800-9139

CAD TIMESTAMP: CADT 0309241736

OPERATOR ASSIGNMENTS:

DT62	A25600
DT11	A10625
MSSAPP	TIBMSS
K094	A22156
DT15	A09539

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ATTACHMENT (3) (B)



Welcome to our Permit / Complaint Tracking System!

COMPLAINT DATA SHEET

Complaint
Number: 202420641
Owner/Agent: OWNER DATA SUPPRESSED
Owner's Phone: --
Contact Name: --
Contact Phone: --
Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:
Location: 472 UNION ST
Block: 0104
Lot: 021
Site:
Rating:
Occupancy Code:
Received By: Suzanna Wong
Division: BID

Complainant's
Phone:
Complaint Source: OTHER SOURCE
Assigned to
Division: BID
Description: Work being performed at rear stairs under suspended permit for PA202403016943. Stop all work.

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	GUALUMI	6356		

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
03/11/24	CASE OPENED	Francis	CASE RECEIVED		Suzanna Wong 11-MAR-24	BID
03/11/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Case reviewed and assigned to complaint investigation team per CM; slw	Suzanna Wong 11-MAR-24	BID
03/12/24	OTHER BLDG/HOUSING VIOLATION	Gualumi	CASE UPDATE	Case reassigned per CM; slw	Suzanna Wong 12-MAR-24	BID
03/13/24	OTHER BLDG/HOUSING VIOLATION	Gualumi	CASE UPDATE	No entry. Left message with tenant to call me and see if they can give me access. JG	Jimmy Gualumi 13-MAR-24	BID
03/13/24	OTHER BLDG/HOUSING VIOLATION	Gunnell	CASE UPDATE	Site visit, stairs appear to be safe	Michael Gunnell 13-MAR-24	BID
03/11/24	OTHER BLDG/HOUSING VIOLATION	Gualumi	FIRST NOV SENT	1st NOV issued by TByrne; slw	Suzanna Wong 14-MAR-24	BID
03/11/24	OTHER BLDG/HOUSING VIOLATION	Gualumi	CASE UPDATE	1st NOV mailed; slw	Suzanna Wong 14-MAR-24	BID

COMPLAINT ACTION BY DIVISION

Permit Holder's Response Brief to the Rehearing Request



QUICKDRAW

PERMIT CONSULTING

584 CASTRO ST. #466

SF CA 94114

415.552.1888

WWW.PERMITCONSULTING.COM

Pres. José Lopez
San Francisco Board of Appeals
49 South Van Ness Avenue
San Francisco, California

June 7, 2024

PERMIT HOLDERS RESPONSE:
REHEARING REQUEST FOR APPEAL NO, 24-023 @ 472 UNION STREET

Dear Pres. Lopez, and Honorable Members of the Board:

Mr. Bruno has done it again. This Board is again presented with a case about nothing, and regardless of your decision, the outcome is nothing - - necessary work affecting the homes of Mr. Bruno's neighbors will only be delayed, and Mr. Bruno will remain an “**Unsatisfied Party**”¹.

Nothing constructive is achieved by further Board of Appeals review of this matter.

Attached you will find a statement from the reader of Linda Federowicz's May 15th testimony to the Board, verifying her qualification as a disinterested party to present Ms. Federowicz's letter.

There is no “**manifest injustice**”¹ here, except in the impact Mr. Bruno's abuse of this Board's process has had upon the well-being of his neighbors and his landlord.

Mr. Bruno is clearly a talented man who might more constructively devote his energies:

I suggest that this appellant encourage and assist his landlord in making improvements to his longtime

¹ appellants request for rehearing 5/28/24

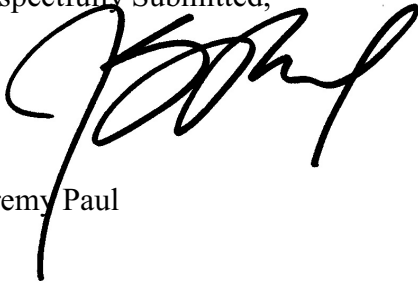
domicile, for his own benefit and for the benefit of his fellow tenants. San Francisco is full of old apartment buildings in need of love and care - tenants and landlords should be partners in this endeavor.

This conflict needs to end. The Board of Appeals must return to the serious work they do on behalf of our community, and maintenance work must be allowed to continue at 472 Union Street.

Board President Arnold Chin used to admonish those he called “Appeal Recidivists” not to “cry wolf” at the Board of Appeals, for one day they might really need the Board to hear their cry.

On behalf of property owner Giampaolo Boschetti,

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'JP', with a large, stylized flourish extending from the bottom left.

Jeremy Paul

May 29, 2024

San Francisco Board of Appeals

Re: Request for Rehearing Appeal 24 – 023

Dear Pres. Lopez and Honorable Members of the Board:

In response to the erroneous claim made by the appellant in this matter I wish to clarify my role in the May 15 Board of Appeals hearing.

I am not now, nor have I ever been employed by, nor have I had any financial relationship with Jeremy Paul, nor with property owner Giampaolo Boshetti or his agents.

My testimony at the May 15 hearing was as a concerned private citizen reading on behalf of an infirm senior who wished to have her voice heard regarding activities at her residence of over 30 years. She simply wants to get these stairs finished in this case, and for Mr. Bruno to stop halting any and all maintenance work. Please let the landlord perform the maintenance work.

My association with Mr. Paul is limited to past collaboration as volunteer working artists on a public art installation.

Respectfully,
Elizabeth Radtke

DOCUMENTS SUBMITTED FOR THE ORIGINAL HEARING DATED MAY 15, 2024

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
MARC BRUNO, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
Respondent

Appeal No. **24-023**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on March 8, 2024, 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 March 1, 2024 to Paul Boschetti, of an Alteration Permit (repair stairway (less than 50%) at rear, repair door in back; repair all items on Notice of Violation, Items Nos. 6 and 7, Complaint No. 202305216 to comply for violation; back stairway 50%) at 472 Union Street.

APPLICATION NO. 2024/03/01/6943

FOR HEARING ON May 15, 2024

Address of Appellant(s):

Address of Other Parties:

Marc Bruno, Appellant(s)
15 Nobles Alley #3
San Francisco, CA 94133

Paul Boschetti, Permit Holder(s)
c/o Morgan Thomas, Agent for Permit Holder(s)
Vanguard Commercial
2501 Mission Street
San Francisco, CA 94110



Date Filed: March 8, 2024

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

PRELIMINARY STATEMENT FOR APPEAL NO. 24-023

I / We, **Marc Bruno**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2024/03/01/6943** by the **Department of Building Inspection** which was issued or became effective on: **March 1, 2024**, to: **Paul Boschetti**, for the property located at: **472 Union Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **April 25, 2024**, (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.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org, morgan@morganthomas.com and aida@sonic.net

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **May 9, 2024**, (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.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and marcabruno@yahoo.com

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

Hearing Date: **Wednesday, May 15, 2024, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties 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 or Agent:

Signature: Via Email

Print Name: Marc Bruno, appellant

Appeal of Permit 202403016943; 472 Union Street

A copy of this permit is attached.

This Permit Should be Denied for the Following Reasons:

- (1) Permit holder and his workers are working on the rooftop of the referenced address and at 15 Nobles Alley, none of which is permitted under this permit or any other permit at the premises.
- (2) Permit holder is doing work in the light-and-air shaft between the two addressees, which is also outside the scope of this permit.
- (3) Permit holder is using the garage of the building as a staging and storage area for the work described in this permit, in violation of the citation for "excess construction debris and storage," a fire hazard according to the City. This violation is one year old and in abatement. It has yet to be remedied. [NOV 202305216]
- (4) No notice having been given of this major, disruptive project to the undersigned or to other tenants in the building, permit holder also has not labeled the site location of the work being done. The N.O.V. referenced in his permit references only one address, 15 Nobles Alley. Without notice, and without a proper address on the site location, neither the residents nor the public can know about the project until the project has already begun, thus undermining one of the purposes of the City's Permit Tracking System. This failure to notice also inhibited the undersigned from a earlier protest of the permit to the Board.

The above statement is true and correct, based on my information and belief.

Signed: [Marc Bruno Electronic Signature]

Dated: March 8, 2024

Contact Information

Marc Bruno, Appellant
15 Nobles Alley, Apartment 3 / San Francisco CA 94133
<marcabruno@yahoo.com>; 415-434-1528 (Home/ Landline)

Permit Applicant's Contact: Paul Boschetti
<aida@sonic.net> ; 415-310-2140 (Cell)

Permit Details Report**Report Date:** 3/5/2024 4:20:19 PM

Application Number: 202403016943
 Form Number: 8
 Address(es): 0104 / 021 / 1 472 UNION ST
 Description: REPAIR STAIRWAY (LESS THAN 50%) AT REAR, REPAIR DOOR IN BACK.
 REPAIR ALL ITEMS ON NOTICE OF VIOLATION ITEMS #6 & #7, COMPLAINT
 #202305216 TO COMPLY FOR VIOLATION. BACK STAIRWAY 50%.
 Cost: \$1,800.00
 Occupancy Code: R-2
 Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
3/1/2024	TRIAGE	
3/1/2024	FILING	
3/1/2024	FILED	
3/1/2024	APPROVED	
3/1/2024	ISSUED	

Contact Details:**Contractor Details:**

License Number: 897905
 Name: MIGUEL A BONILLA
 Company Name: BONILLA CONSTRUCTION
 Address: 3545 20TH ST * SAN FRANCISCO CA 94110-0000
 Phone:

Addenda Details:**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CES		3/1/24	3/1/24			3/1/24	CHUNG MIKE	Approved	
HIS		3/1/24	3/1/24			3/1/24	LUTON MATT	Approved	
INTAKE		3/1/24	3/1/24			3/1/24	SECONDEZ GRACE	Administrative	
CP-ZOC		3/1/24	3/1/24			3/1/24	DCP USER	Administrative	N/A: Replace interior door and stairway to comply with DBI Nov. - Tolu Atoyebi, sydney.atoyebi@sfgov.org
BLDG		3/1/24	3/1/24			3/1/24	CHEUNG JIMMY	Approved	APPROVED
CPB		3/1/24	3/1/24			3/1/24	MOK CALVIN	Administrative	

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
------------------	-------------------	------------------	------------------	-------------	------------

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
---------------	-----------	------------------------	-------------------

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
-------------	----------------	--------------	-----------------	-------------	---------

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.](#)

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If you need help or have a question about this service, please visit our FAQ area.

[Contact SFGov](#) [Accessibility](#) [Policies](#)
City and County of San Francisco © 2024

BRIEF SUBMITTED BY THE APPELLANT(S)

**Appellant's Brief in Support of Appeal 24-023, appealing the issuance by the
Department of Building Inspection of Permit 202403016943**

Preface

At a hearing before the San Francisco Board of Appeals on September 27, 2023
Commissioner Alex Lemberg made the following comment to Building Inspection
Department representative Matthew Greene,

"It makes me uncomfortable that we hear this from you with somewhat regularity
that there's several places in the process where a mistake should have been caught,
but it wasn't. And when I hear that something should have been caught 3 or 4
times but wasn't caught, what that implies to me is that it was not caught
intentionally. And that's very, very troublesome to me. And I want to ask if you
can address why what happened in this process, why this wasn't caught at any of
the 3 or 4 steps in which you said earlier it should have been caught."

[Caption Notes, Hearing 09/27/23: Item 023-036, Page 5 - 6]

The items the Board of Appeals will consider on May 16, 2024 under this current
appeal are no less "troublesome" to the Appellant, a longtime tenant in the same
building owned by the same landlord. The landlord's actions over the past two
months-- and his failure to take actions as required by the Building Code-- resulted
resulted in a hazardous situation.

Appellant respectfully asks the San Francisco Building Department, "How could these violations have occurred at the same building," or in the more compelling words used by Commissioner Lemberg, "[W]hen I hear that something should have been caught 3 or 4 times but wasn't caught, what implies to me is that it was not caught intentionally. And that's very troublesome to me."

Appellant makes no judgment here about the underlying causes of the intentionality by department staff. Nothing untoward is implied nor denied. Appellant does not know why these occurrences continue at the same building.

The issues Appellant brings before the Board of Appeals does not require him nor the Board to have an answer to this question. It is enough to say: The effect of not obeying the Building Code is a profoundly harmful one because the Code sections violated by the landlord and his contractors ignored were established for one reason above all others: **Safety**. Safety both for appellant and for the neighbors in adjacent buildings.

The landlord and his contractors have violated the Code in the following ways:

- Proceeding with a major construction project without the notice required by law;
- Proceeding with the project prior to remedying a fire hazard over one year old, the existence of which was made worse by the construction project;
- Working on the major construction project after the permit was suspended.

Appellant respectfully asks the Board of Appeals to consider these violations from the perspective of safety for the community at-large. Commissioner Lemberg's concerns to Mr. Greene, quoted on the first page of this brief, include both the possible loss of income (the loss of city fees) and the potential by the landlord of creating a unsafe situation for residents by failing to follow the rules to create a new ADU.

Although situation in the current case does not involve the loss of City fees, it does create with no less a detrimental effect a safety hazard for the Appellant, for other residents of the building and for residents of neighboring buildings.

At the Board of Appeals hearing cited above, Mr. Green called the situation at 15 Nobles 472 Union Street, "[a] definite fire hazard," echoing words on the inspection report at this building on March 17, 2023. Mr. Greene was referring to the construction materials and other debris in the building's garage, one of three violations cited today by Appellant in his request to deny the current permit or to impose other penalties under the law.

Appellant refers to other penalties because by circumventing his suspended permit on March 9, 2024 permit holder has effectively tried to make the Board of Appeals process moot. I do not think that any permit holder should be rewarded for so doing.

Attachments

(1)(A) Permit Application on March 1, 2024 with attached Notice Requirements, beginning on Page 4. The Notice Requirements begins, "(2) Adequate Exits are Lacking."

(1)(B) Email from Marc Bruno, Appellant, to Alec Longaway, San Francisco Board of Appeals, March 8, 2024, referencing attached Appeal and making note that the landlord and his representatives were working on the stairs on the day of the email, Friday, March 8, 2024.

(2)(A) Notice of Violation issued by San Francisco DBI on March 17 2023 concerning, among other violations, the fire hazard caused by "construction debris and other material in the garage."

(2)(B) Transcript, B.O.A. 09/27/23 concerning Appeal 23-037, at the same building, under the same landlord. It is at this point in the hearing last year that Mr. Greene refers to the condition in the building's garage as being "a definite fire hazard."

(3)(A) Police Department CAD numbers in response to calls by Appellant asking the City and County for a stop work order, or other reasonable action, to prevent the landlord from working on the building's staircase under a suspended permit, and, by so doing, deliberately circumventing the Board of Appeals process.

(3)(B) Notice of Violation issued by Inspector Trevor Byrne on Saturday March 9, 2024 to landlord and his contractor; Filed by the Department the following Monday, March 11.

Three Violations upon which Appellant presents this Brief:

(1) Failure of Permit Holder to Give Notice as Required by the Building Code.

Notice is an essential part of many legal processes. It is particularly significant here because the project undertaken by the landlord removed one of two exits available from the building. The notice requirement by the Department is sensible, clear and not unduly burdensome to the landlord or his contractor.

As seen in Attachment (1)(A), the Official Copy of the permit holder's application includes a requirement that he give notice to tenants in the building, including Appellant. This was never done.

(2) Failure by Permit Holder to remedy a fire hazard in the building while undertaking a major project that only exacerbated the hazardous situation.

As described in Attachment (2)(A), the N.O.V. from the Department on March 17, 2023 the landlord was cited for a potential fire hazard because he was staging his construction projects in the building's garage. The Department gave the landlord a reasonable remedy, also: Either remove the material in the garage or add a sprinkler system to the garage to prevent a fire from spreading to other parts of the building. Instead of remedying the situation, the landlord only worsened the fire hazard by undertaking additional projects, all of them staged in the same area: The garage.

The fault here is both the landlord's and the City's. The San Francisco Building Inspection Department has on the one hand issued an N.O.V. concerning the fire hazard in the garage and yet given the landlord additional permits for unrelated parts of the same building, effectively inviting the landlord to continue using the same area-- the garage-- as a staging area for these new projects.

By giving the landlord additional permits for unrelated parts of the building, the City seems to be rewarding the landlord and his contractors for their failure to remedy the 12-month old fire hazard. This does not serve a public purpose, especially here, where the owner of the building could easily afford to remedy the fire hazard before proceeding.

(3) Work being performed at rear stairs under suspended permit 202403016943.

Stop work order issued.

The Notice of Violation, Number 202420641, and the record of CAD numbers from the San Francisco Building Department and the Department of Emergency Management, respectively, speak for themselves.

As noted above, these documents are attached here: Attachments (3)(A) and (3)(B).

Conforming statement of and Appellant's signature, below.

Executed this Twenty-five day of April, 2024, by Appellant Marc Bruno, signed
under Penalty of Perjury under California law, based on my information an belief,

[Electronic Signature of Marc Bruno]
By: _____

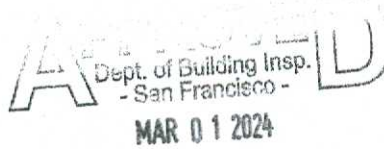
MARC BRUNO, APPELLANT, 24-023

Emailed to the following parties, as required by the BOA in its email of 03/29/24:

Board of Appeals @ sf.gov.org
Julie.Rosenberg@sfgov.org
corey.teague@sfgov.org
tina.tam@sfgov.org
matthew.greene@sfgov.org
morgan@morganthomas.com
aida@sonic.net

ATTACHMENT (1) (A)

See attached
CPS 202200496
MIS 202305216
MIS 202311891



BLDG. 3/8
FORM 3/8
APPROVED FOR ISSUANCE
APPLICATION NUMBER
0201 6945
OSHA APPROVAL REC'D

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS				CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION			
FORM 3 <input type="checkbox"/> OTHER AGENCIES REVIEW REQUIRED				APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.			
FORM 8 <input checked="" type="checkbox"/> OVER-THE-COUNTER ISSUANCE							
0 NUMBER OF PLAN SETS				▼ DO NOT WRITE ABOVE THIS LINE ▼			
DATE FILED 3/1/2024	FILING FEE RECEIPT NO. 27634969	(1) STREET ADDRESS OF JOB 472 Union St	BLOCK & LOT 0104/021	(2A) ESTIMATED COST OF JOB \$1800	(2B) REVISED COST: \$1800	DATE 3/1/24	
INFORMATION TO BE FURNISHED BY ALL APPLICANTS							
LEGAL DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR. 5	(5A) NO. OF STORIES OF OCCUPANCY 4	(6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE APT	(8A) OCCUP. CLASS R2	(9A) NO. OF DWELLING UNITS 6		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4) TYPE OF CONSTR. 5	(5) NO. OF STORIES OF OCCUPANCY 4	(6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LEGAL USE) APT	(8) OCCUP. CLASS R2	(9) NO. OF DWELLING UNITS 6		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) CONTRACTOR Bonilla Construction	ADDRESS 3545 20th St	CITY S.F.	STATE CA	ZIP 94110	PHONE 415 8066479	CALIF. LIC. NO. 898905	EXPIRATION DATE 6/30/25
(15) OWNER - LEASOR (CROSS OUT ONE)	ADDRESS Boschetti, Giampaolo	CITY S.F.	STATE CA	ZIP 94110	PHONE (FOR CONTACT BY DEPT.) 415 3102140		
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Repair stairway, repair door in back, remove excessive storage from garage at rear, back stairway <50% Repair all items per notice violation items # 6 & 7 APPLICATOR - 202305216 To comply for violation #							
ADDITIONAL INFORMATION							
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	SQ. FT.	
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON LOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN OR BY CODE MAY BE APPLIED)	ADDRESS	ADDRESS	CALIF. CERTIFICATE NO.				
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") Unknown							

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and well footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPLIED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

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

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

In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

- | | |
|--|------------------------------------|
| <input type="checkbox"/> OWNER | <input type="checkbox"/> ARCHITECT |
| <input type="checkbox"/> LESSEE | <input type="checkbox"/> AGENT |
| <input checked="" type="checkbox"/> CONTRACTOR | <input type="checkbox"/> ENGINEER |

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (ii) designated below, or shall indicate item (iii), (iv), or (v), whichever is applicable. If however item (v) is checked, item (iv) must be checked as well. Mark the appropriate method of compliance below.

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

() I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

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

Carrier _____
Policy Number _____

() III. The cost of the work to be done is \$100 or less.

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

() V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date



LICENSED CONTRACTOR'S STATEMENT

Required documentation: ☐ Government-issued photo ID
☐ Current San Francisco Business License
☐ Current State California contractor's license and classification (the pocket card)

Permit Application Number: 202403015943
Permit Application Address: 3545 20th St San Francisco CA 94110
Print Company Name: Bonilla Construction
Print Contractor Name: Miguel Bonilla
CSLB Number: 897905 Contractor Class: B Expiration Date: 6/30/24
Contractor Mailing Address: 3545 20th St SF CA 94110
Contractor Telephone: 415 896 6479 Contractor Email: _____
Contractor Signature: Miguel Bonilla Date: 3/1/24

AUTHORIZATION OF AGENT TO ACT ON CONTRACTOR'S BEHALF

As the contractor listed above, hereby authorizes _____ to obtain a building permit(s), including any supplemental permits, but not limited to electrical, plumbing or temporary street-use permits, on behalf of the company/contractor listed above, with the Department of Building Inspection for the City & County of San Francisco located at 49 South Van Ness Avenue, San Francisco, California 94103.

Print Named of Authorized Agent(s): _____

Address of Authorized Agent(s): _____

Agent's Telephone: _____ Agent's Email: _____

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm, under penalty of perjury, that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is full force and effect.

Contractor Signature: _____ Date: _____

Revised 06/06/2022

CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	<p>REFER TO: <u>APPROVED: [Signature]</u> Legal use per C/C# <u>437099</u></p> <p>Matt Luton, HIS No. of Units <u>6DW</u> <u>3</u></p> <p>MAR 01 2024</p> <p>FOR WORK STATED ON</p> <p>HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p> <p>BUILDING INSPECTION DIVISION</p>
<input type="checkbox"/>	<p>APPROVED: <u>N/A: Replace interior door and stairway to comply with DBI NOV. Non-visible from ROW</u></p> <p><u>Tolofogobi. 3/1/24</u></p> <p>DEPARTMENT OF CITY PLANNING</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p> <p>ELECTRICAL INSPECTION DIVISION</p>
<input type="checkbox"/>	<p>APPROVED: <u>[Signature]</u></p> <p>Jimmy Cheung, DBI</p> <p>MAR 01 2024</p> <p>PLAN REVIEW SERVICES, DEPT. OF BLDG. INSPECTION</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p> <p>PLUMBING INSPECTION DIVISION</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p><u>Inspector M. Chung, CES</u></p> <p>CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION MAR 01 2024</p>	<p>DATE: <u>03/01/24</u></p> <p>INSPECTOR: _____</p> <p>OK to process</p> <p>CODE ENFORCEMENT SERVICES</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p><u>WA</u></p> <p>MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>SAN FRANCISCO FIRE DEPARTMENT</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>SF DEPARTMENT OF PUBLIC WORKS / MAYOR'S OFFICE OF DISABILITY (CROSS ONE OUT)</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>SF PUBLIC UTILITIES COMMISSION</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>
<input type="checkbox"/>	<p>APPROVED: _____</p> <p>DEPT. OF PUBLIC HEALTH / OCII (CROSS ONE OUT)</p>	<p>DATE: _____</p> <p>INSPECTOR: _____</p>

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

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

OFFICIAL COPY

OWNER'S AUTHORIZED AGENT



NOTICE TO APPLICANT FOR BUILDING PERMIT SIGN POSTING REQUIRED

Effective January 15, 1987, **Ordinance No. 417-86** requires that a sign be posted in the lobby of an R-2 occupancy containing five or more units or a R-1 residential hotel containing six or more living units if alteration work is to be done that would displace tenants from their residence. The ordinance does not define the scope of work that would displace tenants; however, it does allow the Director of the Department of Building Inspection to define the terms "**substantially alter**". If such work is to be done, a 15" x 15" sign must be posted for 15 days and shall contain the following information: The notice that the permit application has been made, the nature of the work to be performed, the means of obtaining information from the Department of Building Inspection, and the procedure for appealing the issuance of building permits. The sign must be provided by the owner of the building. Building permit applications indicating the scope of work as listed below, meet the "substantially altered" criteria and require the posting of the sign as required by Section 106.3.2.4 of the San Francisco Building Code if a tenant will actually be displaced by such work.

EXAMPLES:

1. **REMOVAL OF ILLEGAL UNIT:**
 - a. Unit cannot be legalized because of state or local codes.
 - b. Because owner chooses not to legalize the unit.
2. **ADEQUATE EXITS ARE LACKING:** Required to provide, repair or replace on exit and the work cannot be completed in one day.
3. **ELECTRICAL HAZARDS:** Exposed or bare wiring, knife switches, open fuse blocks (lacking shock protection), where these conditions exist less than seven feet above a walkway or floor.
4. **STRUCTURAL HAZARDS:** Including:
 - a. Landslide instability;
 - b. Loss of foundation;
 - c. Fire damage causing imminent structural failure where the whole building or one unit is in danger of collapse or failure.
5. **GAS APPLIANCES:** Gas appliances (beyond control of the tenant) creating potentially hazardous conditions including:
 - a. Faulty venting, creating potential carbon monoxide asphyxiation.
 - b. Natural gas leaks in appliances, piping or meters.

6. **SANITATION HAZARDS OR INSUFFICIENT FACILITIES:** Including total lack of facilities including piping and fixtures.

7. **LACK OF HEAT:**

- a. Lack of heat or heating facilities.
- b. Inoperative heating facilities such as:
 - 1. Missing portable heater or dedicated circuit defective or lacking
 - 2. Missing radiator

8. **MISCELLANEOUS CONDITIONS:** Conditions not defined above but that substantially and materially render a unit of the building uninhabitable including:

- a. Severe roof leaks
- b. Loss of utilities as a result of fire:
 - 1. By disconnection of the building utilities
 - 2. By damage to the unit itself
- c. Gross contamination of the unit by chemicals, sewage or other substances.

9. **DEMOLITION:** This include demolition of a unit(s) or demolition of the building.

10. **VOLUNTARY WORK:** Including rehabilitation, alteration, remodeling work by the owner which will necessitated the displacement of any residential tenants.

I hereby certify that I have read the above notice. The work to be performed under the building permit for which I am applying will comply with Ordinance No. 417-86:

☐ I will post a sign for 15 days and then return a signed posting affidavit to the "**CENTRAL PERMIT BUREAU, DEPARTMENT OF BUILDING INSPECTION, 49 SOUTH VAN NESS AVENUE, SECOND FLOOR, SAN FRANCISCO, CALIFORNIA 94103**" prior to the approval of my permit application.

☒ I will not post a sign because it is not required. (**Note:** If the scope of work to be done changes and becomes subject to the ordinance, a new permit application must be filed and the posting requirements must be met. If this box is determined to have been incorrectly checked, your permit will be revoked).

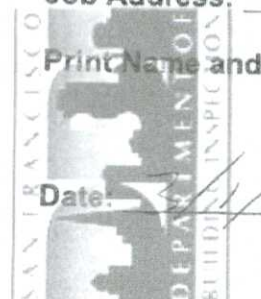
Job Address: 472 Union Street Permit Application No: 2024 0301 6943

Print Name and Signature: Miguel Bonilla
(Owner, Architect, Engineer, Authorized Agent)

Please circle applicable title above

Date: 7/1/24

Revised 03/23/2020



OFFICIAL COPY

ATTACHMENT (1) (B)



Marc Bruno

From: marcabruno@yahoo.com

To: Longaway Alec (PAB), Marc Bruno

🖨

🔗

Fri, Mar 8 at 8:10 AM

★

03/ 08/ 24

Alec-

Here is the permit appeal we discussed on Wednesday. They are working here, both outside the scope of the permit and in violation of a one-year old citation by the D.B.I. for causing a fire hazard in the garage of the building where five people live (I am one of them). No notice was ever given of this project. All this is included in the attached one-page Appeal, formatted as required. The permit being protested is also attached.

Marc Bruno
15 Nobles Alley
San Francisco CA 94133
(415) 434-1528 (Home)
[Download all attachments as a zip file](#)



Appeal of P... .pdf
66.4kB



Building P... .png
108.3kB

ATTACHMENT (2) (A)



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202305216

OWNER/AGENT: BOSCHETTI GIAMPAOLO

MAILING

ADDRESS: BOSCHETTI GIAMPAOLO

955 PRAGUE ST

SAN FRANCISCO CA

94112

DATE: 17-MAR-23

LOCATION: 15 NOBLES AL

BLOCK: 0104 **LOT:** 021

NOTICE TYPE: ROUTINE

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM

DESCRIPTION

- | | | |
|---|---|--|
| 1 | THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED. | 15 NOBLES ALLEY AND ALL COMMON AREAS. |
| 2 | PROVIDE SECTION 604 AFFIDAVIT (604 SFHC) | Provide affidavit of structural maintenance for all exterior appendages. Have a licensed general contractor, structural pest control licensee, or licensed professional architect or engineer inspect all exterior decks, balconies, landings, exit corridors, stairway systems, guardrails, handrails, fire escapes and all parts thereof and verify that each inspected area is in a safe and good working condition. A blank affidavit form, to be completed and returned, is attached to this Notice of Violation. Until affidavit is received, case cannot be abated. See attached. |
| 3 | SELF CERTIFIED SMOKE ALARMS AND CARBON MONOXIDE ALARMS AFFIDAVIT (420 SFBC) | Provide self-certification of the numbers of smoke and carbon monoxide detectors installed in the building. A blank affidavit form, to be completed and returned, is attached to this Notice of Violation. Until affidavit is received, case cannot be abated. See attached. |
| 4 | MAINTAIN FIRE ESCAPE DROP LADDER (801, 1001-b,m SFHC) | On reinspection day, owner or owner's representative must demonstrate the workability of all fire escape drop ladders or provide a certificate from a fire escape maintenance company indicating that the drop ladders are in good working condition. |
| 5 | PROVIDE EXIT SIGNS (1013 SFBC) | At time of inspection, no present of exit signs. Provide. |
| 6 | REPAIR STAIRWAY (802 SFHC) | At the rear stairway, several parts of the staircase was damaged or deteriorated. Have licensed contractor to identify the damaged or deteriorated wood membranes on this staircase. Repair or replace this staircase in an approved manner. PERMITS REQUIRED. |
| 7 | REPAIR DOOR (1001 SFHC) | At the back stairway, door under stairs damaged. Repair or replace. If replaced, PERMITS REQUIRED. |
| 8 | REMOVE EXCESSIVE STORAGE FROM GARAGE (1001-b,d,I,k SFHC) | At time of inspection, present of contruction debris and storage in garage. Remove or provide fire sprinklers. If fire sprinklers installed, PERMITS REQUIRED. |



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 202305216

9 BID, EID & PID PERMITS (301 SFHC)

Repairs cited in this Notice may require a Building, Plumbing and /or Electrical Permit. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). This case cannot be abated until the Housing Inspector makes a final inspection to verify that all violations have been corrected and all required permits have been obtained and finalized. On reinspection day, present to the Housing Inspector the Job Card, plans and permits indicating that all work under building, plumbing and electrical permits is complete. Prior to reinspection by Housing Inspector, call Building, Plumbing and Electrical Inspectors for required inspections.

10 INSPECTOR COMMENTS.

It is the property owner's responsibility to be present or direct his/her representative to attend the reinspection as scheduled on this Notice of Violation for the purpose of providing the Inspector access to interior common areas, storage rooms, boiler room, garages, exit paths, basement and rear of building and to all areas cited within this Notice. It is the responsibility of the property owner to provide tenants with notification, as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during reinspection(s).

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 20 April 2023 10:30 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME .

CONTACT HOUSING INSPECTOR : Christina H. Dang AT 628-652-3386

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

49 South Van Ness Avenue, San Francisco, California 94103-1226

(628) 652-3700 Fax: (628) 652-3709 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). **ACCORDINGLY**, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection.

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of \$52.00, and (2) an hourly rate of \$104.00 for case management/administration, and \$170.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17, 102A.18 et seq., 102A.19 et seq., and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436.5 of the Revenue and Taxation Code provide, inter alia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding \$1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING

A COMPLAINT: Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a \$170.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE: Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed \$500.00 per day plus administrative costs as provided by Section 3423.8 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled What You Should Know About the Department of Building Inspection Code Enforcement Process or download the document from the Department website.

NCTS_NOV.rdf revised 6/22/2011

ATTACHMENT (2) (B)

good basic services for the tenants for a building that's been 100 years old. We hired a

licensed plumber who pulled a permit. My apologies for the addresses not being on there.

That was not my job. We hired a

guy to do it. He pulled it on

the identified three units. It

MAY have been the top and the bottom unit and the back unit,

we don't know. But we will make the addresses, as MR. Green

suggests, it changes. Okay. Thank you. Are you finished any other questions you guys have for me or. I don't see any questions at this time. Thank

you. We will now hear from the

building department. Um um. Good

evening again. I'd like to add

that the garage there is a notice of violations going through the code enforcement

process. I disagree with MR. Paul there that debris shouldn't be in the garage. It is a fire hazard. There is a notice of

violation to remove it. There's also a notice of violation for

the work done without permit that we saw in the previous appeal. So those items, I think, are independent of this plumbing

permit. I think, like I said

before, this is an easy fix. Give me the clarify which three

units are being done. I will change the language or I'll change the addresses on the permit. Any further units done outside those three will require an additional plumbing permit to accurately document the work being done. I'm available for any questions you MAY have.

Okay. I commissioner trasvina. So if I can understand you

correctly, you're you're going

ATTACHMENT (3) (A)

SP240690771 C 909 MEET W/CITIZEN 472 UNION ST, SF

[03/09/2024]

08:49:15	DT04	A23283	CREATE	Location:472 UNION ST, SF Type:909 Name:MARC Phone:(415) 800-9133 DAREA:3A Area:122 TypeDesc:MEET W/CITIZEN LocDesc:btwn VARENNES ST and GRANT AV LocCross:btwn VARENNES ST and GRANT AV Priority:C Class:F:3PAT Agency:SP Map:A1 RPCont?:909
08:51:03	DT04	A23283	ENTRY	Sector/Stn:A4 Map:A1 Comment:WALK IN TO CO A // PER OFFICER BUSSALACI --- SUBJ HEADED BACK TO HIS ADDR // HAS A COMPLAINT OF LL WORKING ON THE COMPLEX W/OUT THE PERMITS /// REQ'G PD TO CHECK
08:51:03			SELECT	
08:51:03	DT11	A24517	SGGEST	Unit:3A12D 3A5A 3A15A Comment:Standard
08:51:03	MSSAPP	TIBMSS	NPREMS	Comment:(none)
08:51:03	DT04	A23283	NOMORE	
08:51:26	DT11	A24517	HOLD	
09:16:41	DT11	A24517	DISPER	3A4A Operator:A21966 OperNames:ROWAN,MITCHELL #2059
09:16:41	DT11	A24517	PRIU	3A4A
10:16:37	DT08	A10658	INFO	Comment:ADV PD E/R
10:26:33	DT11	A08955	PRMPT	3A4A Comment:Preempted and dispatched to call #240691013
10:26:33	DT11	A08955	HOLD	3A4A
10:43:34	DT11	A08955	SELECT	
10:43:34	DT11	A08955	SGGEST	Unit:3A4A 3A12D 3A5A Comment:Standard
10:43:41	DT11	A08955	SELECT	
10:43:41	DT11	A08955	SGGEST	Unit:3A4A 3A12D 3A5A Comment:Standard
10:50:38	DT06	A22797	INFO	Comment:ANOTHER CALL // ADV'D OF DELAY
10:58:48	DT17	A24184	SELECT	
10:58:48	DT17	A24184	SGGEST	Unit:3A13A 3A12D 3A5A 3A15A Comment:Standard
11:04:27	DT11	A23897	SELECT	
11:04:27	DT11	A23897	SGGEST	Unit:3A42C 3A13A 3A12C 3A12D Comment:Standard
11:04:29	DT11	A23897	HOLD	
11:07:19	DT11	A23897	SELECT	
11:07:19	DT11	A23897	SGGEST	Unit:3A42C 3A13A 3A12C 3A12D Comment:Standard
11:07:22	DT11	A23897	DISPER	3A4A Operator:A21966 OperNames:ROWAN,MITCHELL #2059
11:07:22	DT11	A23897	PRIU	3A4A
11:09:55	K326	A21966	RI	3A4A
11:50:37	DT11	A23897	CLEAR	3A4A Dispo:HAN Comment:ALL CIVIL THE 909 IS AT CENTRAL STATION GETTING A CASE
11:50:37	DT11	A23897	CLEAR	
11:50:37	DT11	A23897	CLOSE	

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CALL RECAP:

INITIATE: 08:49:15 03/09/2024
ENTRY: 08:51:03 03/09/2024
DISPATCH: 09:16:41 03/09/2024
ON SCENE:
CLOSE: 11:50:37 03/09/2024
ADDRESS: 472 UNION ST, SF
DAREA: 3A
SECTOR: A4
RA: 122
FIRE:

CALL NUMBER: #0771
CURRENT STATUS: CLOSE
PRIMARY UNIT: 3A4A
JURISDICTION: SP
DISPOSITION: HAN

TYPE: 909 MEET W/CITIZEN
PRIORITY: C
PRIOR HISTORY: No

CP: MARC

ADDRESS:

PHONE: (415) 800-9133

CAD TIMESTAMP: CADT 0309241150

OPERATOR ASSIGNMENTS:

DT04	A23283
DT11	A24517
MSSAPP	TIBMSS
DT08	A10658
DT11	A08955
DT06	A22797
DT17	A24184
DT11	A23897
K326	A21966

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SP240691831 C 909 MEET W/CITIZEN 472 UNION ST, SF

[03/09/2024]

15:07:26	DT11	A23896	CREATE	Location:472 UNION ST, SF Type:909 DAREA:3A Area:122 TypeDesc:MEET W/CITIZEN LocDesc:btwn VARENNES ST and GRANT AV LocCross:btwn VARENNES ST and GRANT AV Priority:C Class:F.3PAT Agency:SP Map:A1
15:07:26	DT11	A23896	ENTRY	Sector/Stn:A4 Map:A1
15:07:26	DT11	A23896	DISPOS	3A42C Location:472 UNION ST, SF Operator:A22595 A22156 OperNames:WARREN,VINCENT S. #481; STUCKI,KEVIN C. #2471
15:07:26	DT11	A23896	PRIU	3A42C
15:07:26	MSSAPP	TIBMSS	PREMIS	Comment:PPR
15:10:01	DT11	A23896	PRMPT	3A42C Comment:Preempted and dispatched to call #240691695
15:10:01	DT11	A23896	HOLD	3A42C
15:10:04			SELECT	
15:10:04	DT11	A23896	SGGEST	Unit:3A42C 3A14D 3A13D 3A12D Comment:Standard
15:10:06	DT11	A23896	DISPOS	3A42C Operator:A22595 A22156 OperNames:WARREN,VINCENT S. #481; STUCKI,KEVIN C. #2471
15:10:06	DT11	A23896	PRIU	3A42C
15:32:55	DT11	A23896	CLEAR	3A42C Dispo:HAN
15:32:55	DT11	A23896	CLEAR	
15:32:55	DT11	A23896	CLOSE	

CALL RECAP:

INITIATE: 15:07:26 03/09/2024
ENTRY: 15:07:26 03/09/2024
DISPATCH: 15:07:26 03/09/2024
ON SCENE: 15:07:26 03/09/2024
CLOSE: 15:32:55 03/09/2024
ADDRESS: 472 UNION ST, SF
DAREA: 3A
SECTOR: A4
RA: 122
FIRE:

CALL NUMBER: #1831
CURRENT STATUS: CLOSE
PRIMARY UNIT: 3A42C
JURISDICTION: SP
DISPOSITION: HAN

TYPE: 909 MEET W/CITIZEN
PRIORITY: C
PRIOR HISTORY: Yes

CP:
ADDRESS:
PHONE:

CAD TIMESTAMP: CADD 0309241532

OPERATOR ASSIGNMENTS:

DT11 A23896
MSSAPP TIBMSS

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SP240691866 I 7S STATION DETAIL 472 UNION ST, SF

[03/09/2024]

15:17:45	DT15	A23283	CREATE	Location:472 UNION ST, SF Type:7S DAREA:3A Area:122 TypeDesc:STATION DETAIL LocDesc:btwn VARENNES ST and GRANT AV LocCross:btwn VARENNES ST and GRANT AV Priority:I Agency:SP Map:A1
15:17:45	DT15	A23283	ENTRY	Sector/Stn:A4 Map:A1
15:17:45	DT15	A23283	DISPOS	3A13D Location:472 UNION ST, SF Operator:A22632 A25646 OperNames:BORDESSA,MICHAEL M. #582; FARLEY,MEGAN F. #96
15:17:45	DT15	A23283	PRIU	3A13D
15:17:45	MSSAPP	TIBMSS	PREMIS	Comment:PPR
15:20:54	K350	A25646	PRIOR	PremType:PPR 3A13D
15:22:43	DT11	A23896	BACKOS	3A13A Operator:A22054 A22867 OperNames:ROBARDS,JASON M. #936; OLIVIER,RUFUS #385
15:22:45	DT11	A23896	PRMPT	3A13D
16:22:43	DT11	A10625	CLEAR	3A13A Dispo:ND Comment:OPOFF'D AT 1611HRS
16:22:43	DT11	A10625	CLEAR	
16:22:43	DT11	A10625	CLOSE	

CALL RECAP:

INITIATE: 15:17:45 03/09/2024
ENTRY: 15:17:45 03/09/2024
DISPATCH: 15:17:45 03/09/2024
ON SCENE: 15:17:45 03/09/2024
CLOSE: 16:22:43 03/09/2024
ADDRESS: 472 UNION ST, SF
DAREA: 3A
SECTOR: A4
RA: 122
FIRE:

CALL NUMBER: #1866
CURRENT STATUS: CLOSE
PRIMARY UNIT: 3A13D
JURISDICTION: SP
DISPOSITION: ND

TYPE: 7S STATION DETAIL
PRIORITY: I
PRIOR HISTORY: Yes

CP:
ADDRESS:
PHONE:

CAD TIMESTAMP: CADD 0309241622

OPERATOR ASSIGNMENTS:

DT15	A23283
MSSAPP	TIBMSS
K350	A25646
DT11	A23896
DT11	A10625

AS OF 16:22:43:

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SP240692078 B 650 THREATS / HARASSMENT 472 UNION ST, SF (GARAGE ACCESS)

[03/09/2024]

Time	DT	Agency	Action	Details
16:14:51	DT62	A25600	CREATE	Location:472 UNION ST, SF Type:650 Name:MARK BRUNO Address:576 GREEN ST, SF Phone:(415) 800-9139 DAREA:3A Area:122 TypeDesc:THREATS / HARASSMENT LocDesc:btwn VARENNES ST and GRANT AV LocCross:btwn VARENNES ST and GRANT AV Priority:B Class:F:3PAT Agency:SP Map:A1
16:21:51	DT62	A25600	ENTRY	Address: [REDACTED] ORIGIN:W911 Sector/Stn:A4 Map:A1 Comment:RETURN CALL // 5 AGO // [REDACTED] [REDACTED] THREATED RP OVER RP COMPLAINING ABOUT CONSTRUCTION WORK IN PROGRESS // SUBJ WAVED [REDACTED] FIST AND A STICK AND SAID [REDACTED] WILL BEAT THE **EXPLETIVE** OUT OF THE RP // [REDACTED] [REDACTED] WMA, 80S, 5'7, MED BLD, BLU DENIM JKT, DENIM PANTS // NO WPNS SEEN, BUT MENTIONED IN THE PAST THAT [REDACTED] HAS A GUN IN [REDACTED] GLOVE COMPARTMENT // 901 FOR 909
16:21:51	DT62	A25600	ALI	E911Phone:415/800-9139 E911Address:576 GREEN ST, SF E911Subs:AT&T MOBILITY 800 635 6840 4 E911Source:W911 AliLatitude:-122.408552 AliLongitude:37.79999600 Confidence:100 Uncertainty:1709
16:21:51			SELECT	
16:21:51	DT11	A10625	SGGEST	Unit:3A42C 3A14D 3A13D 3A11D Comment:Standard
16:21:51	MSSAPP	TIBMSS	PREMIS	Comment:PPR
16:21:57	DT62	A25600	NOMORE	
16:22:47	DT11	A10625	HOLD	
16:22:49	DT11	A10625	SELECT	
16:22:49	DT11	A10625	SGGEST	Unit:3A42C 3A14D 3A13D 3A11D Comment:Standard
16:23:19	DT11	A10625	HOLD	
16:30:08	DT11	A10625	DISPER	3A204 Operator:A04904 OperNames:GAINES,SCOTT #1037
16:30:08	DT11	A10625	PRIU	3A204
16:30:11	DT11	A10625	MISCN	Comment:3A204: CONTACTED DBO INSPECTOR W/ETA OF 20 MINS AND SPOKE TO MARC, AND OFFICERS WILL GO OUT THERE AROUND THE SAME TIME.
16:30:29	DT11	A10625	MISCN	Comment:CONTACTED D.B.I.
16:30:37	DT11	A10625	PRMPT	3A204
16:30:37	DT11	A10625	HOLD	3A204
16:30:37			SELECT	
16:30:37	DT11	A10625	SGGEST	Unit:3A42C 3A14D Comment:Standard
16:30:40	DT11	A10625	SELECT	
16:30:40	DT11	A10625	SGGEST	Unit:3A42C 3A14D Comment:Standard
16:30:44	DT11	A10625	HOLD	
17:04:58	DT11	A10625	DISPOS	3A42C Operator:A22156 A22595 OperNames:STUCKI,KEVIN C. #2471; WARREN,VINCENT S. #481
17:04:58	DT11	A10625	PRIU	3A42C
17:04:58	K094	A22156	PRIOR	PremType:PPR 3A42C
17:07:10	DT11	A10625	OK	3A42C Comment:MEETING W/BLDG INSPECTOR NOW. CB 909 IF HE WANTS TO MEET W/ US.
17:08:32	DT15	A09539	MISCN	3A42C Comment:410 909
17:30:22	K094	A22156	RI	3A42C
17:36:32	K094	A22156	CLEAR	3A42C Dispo:HAN Comment:BUILDING INSPECTOR CITED PROPERTY OWNER. NO FURTHER PD ACTION REQ.
17:36:32	K094	A22156	CLEAR	
17:36:32	K094	A22156	CLOSE	

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CALL RECAP:

INITIATE: 16:14:51 03/09/2024
ENTRY: 16:21:51 03/09/2024
DISPATCH: 16:30:08 03/09/2024
ON SCENE: 17:04:58 03/09/2024
CLOSE: 17:36:32 03/09/2024
ADDRESS: 472 UNION ST, SF (GARAGE ACCESS)
DAREA: 3A
SECTOR: A4
RA: 122
FIRE:

CALL NUMBER: #2078
CURRENT STATUS: CLOSE
PRIMARY UNIT: 3A42C
JURISDICTION: SP
DISPOSITION: HAN

TYPE: 650 THREATS / HARASSMENT
PRIORITY: B
PRIOR HISTORY: Yes

CP: MARK BRUNO
ADDRESS: [REDACTED]
PHONE: (415) 800-9139

CAD TIMESTAMP: CADT 0309241736

OPERATOR ASSIGNMENTS:

DT62	A25600
DT11	A10625
MSSAPP	TIBMSS
K094	A22156
DT15	A09539

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ATTACHMENT (3) (B)



Welcome to our Permit / Complaint Tracking System!

COMPLAINT DATA SHEET

Complaint
Number: 202420641
Owner/Agent: OWNER DATA SUPPRESSED
Owner's Phone: --
Contact Name: --
Contact Phone: --
Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:
Location: 472 UNION ST
Block: 0104
Lot: 021
Site:
Rating:
Occupancy Code:
Received By: Suzanna Wong
Division: BID

Complainant's
Phone:
Complaint Source: OTHER SOURCE
Assigned to
Division: BID
Description: Work being performed at rear stairs under suspended permit for PA202403016943. Stop all work.

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	GUALUMI	6356		

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
03/11/24	CASE OPENED	Francis	CASE RECEIVED		Suzanna Wong 11-MAR-24	BID
03/11/24	OTHER BLDG/HOUSING VIOLATION	Francis	CASE UPDATE	Case reviewed and assigned to complaint investigation team per CM; slw	Suzanna Wong 11-MAR-24	BID
03/12/24	OTHER BLDG/HOUSING VIOLATION	Gualumi	CASE UPDATE	Case reassigned per CM; slw	Suzanna Wong 12-MAR-24	BID
03/13/24	OTHER BLDG/HOUSING VIOLATION	Gualumi	CASE UPDATE	No entry. Left message with tenant to call me and see if they can give me access. JG	Jimmy Gualumi 13-MAR-24	BID
03/13/24	OTHER BLDG/HOUSING VIOLATION	Gunnell	CASE UPDATE	Site visit, stairs appear to be safe	Michael Gunnell 13-MAR-24	BID
03/11/24	OTHER BLDG/HOUSING VIOLATION	Gualumi	FIRST NOV SENT	1st NOV issued by TByrne; slw	Suzanna Wong 14-MAR-24	BID
03/11/24	OTHER BLDG/HOUSING VIOLATION	Gualumi	CASE UPDATE	1st NOV mailed; slw	Suzanna Wong 14-MAR-24	BID

COMPLAINT ACTION BY DIVISION

PERMIT HOLDER(S) DID NOT SUBMIT A BRIEF