BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
ARTHUR PATTERSON,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
Respondent

Appeal No. **26-060**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on October 9, 2026, 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 September 23, 2026 to Definite Dream LLC, of an Electrical Permit (To comply with common new elevator side wiring; refer to permit EW2025/1212/1507) at 3355 Pacific Avenue.

APPLICATION NO. E2026/0923/3483

FOR HEARING ON November 10, 2026

Address of Appellant(s):	Address of Other Parties:
Arthur Patterson, Appellant(s) c/o Laura Strazzo, Attorney for Appellant(s) Patterson & O'Neill, PC 235 Montgomery Street, Suite 950 San Francisco, CA 94104	Definite Dream LLC, Permit Holder(s)

Date Filed: October 8, 2026

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 26-060

I / We, **Arthur Patterson**, hereby appeal the following departmental action: **ISSUANCE** of **Electrical Permit No. E2026/0923/3483** by the **Department of Building Inspection** which was issued or became effective on: **September 23, 2026**, to: **Definite Dream LLC,** for the property located at: **3355 Pacific Avenue**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **October 22, 2026**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, andrew.perry@sfgov.org, carey.mcelroy@sfgov.org and melissa@diamondhe.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **November 5, 2026**, **(no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, andrew.perry@sfgov.org, carey.mcelroy@sfgov.org and laura@pattersononeill.com

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

Hearing Date: **TUESDAY, November 10, 2026, 5:00 p.m., Room 408 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.

Appellant or Agent:

Signature: Via Email

Print Name: Laura Strazzo, attorney for appellant

On behalf of Mr. Arthur Patterson, we hereby file this appeal of the attached issuance of E202609233483. The grounds for the appeal are that the electrical permit was not properly issued because the permit facilitates the installation of improper mechanical equipment on the property's roof and oversized roof wall, which creates a nuisance condition to the neighboring property owner and does not comply with the required codes. Please confirm receipt of this email.

Thank you,

Electrical Permit Details Report

Report Date: **10/8/2026 3:43:57 PM**

Application Number: E202609233483
Address(es): 0972 / 014 : 3355 PACIFIC AV
Description: TO COMPLY WITH COMMON NEW ELEVATOR SIDE WIRING. REFER TO PERMIT EW202512121507

Stage:

Action Date	Stage	Comments
9/23/2026	ISSUED	
9/23/2026	FILED	

Contractor Details:

License Number: 972831
Name: SCOTT ZOETEWEY
Company Name: DIAMOND ELEVATOR INC
Address: 38 BETA CT SAN RAMON, CA 94583-0000
Phone:

Appointment Details:

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

Inspection Details:

Inspector	Activity Date	Activity Code	Activity Code Descr.	Description

For information, or to schedule an inspection, call: 628-652-3400.

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.

City and County of San Francisco © 2026

BRIEF SUBMITTED BY THE APPELLANT(S)

PATTERSON & O'NEILL, PC

235 Montgomery Street, Suite 950
San Francisco, CA 94104
Telephone: (415) 907-9110
Facsimile: (415) 907-7704
www.pattersononeill.com

October 22, 2026

VIA EMAIL ONLY
San Francisco Board of Appeals
49 South Van Ness Avenue
Suite 1475 (14th Floor)
San Francisco, CA 94103
Email: boardofappeals@sfgov.org

Re: 3355 Pacific Avenue (Appeal No. 26-060)

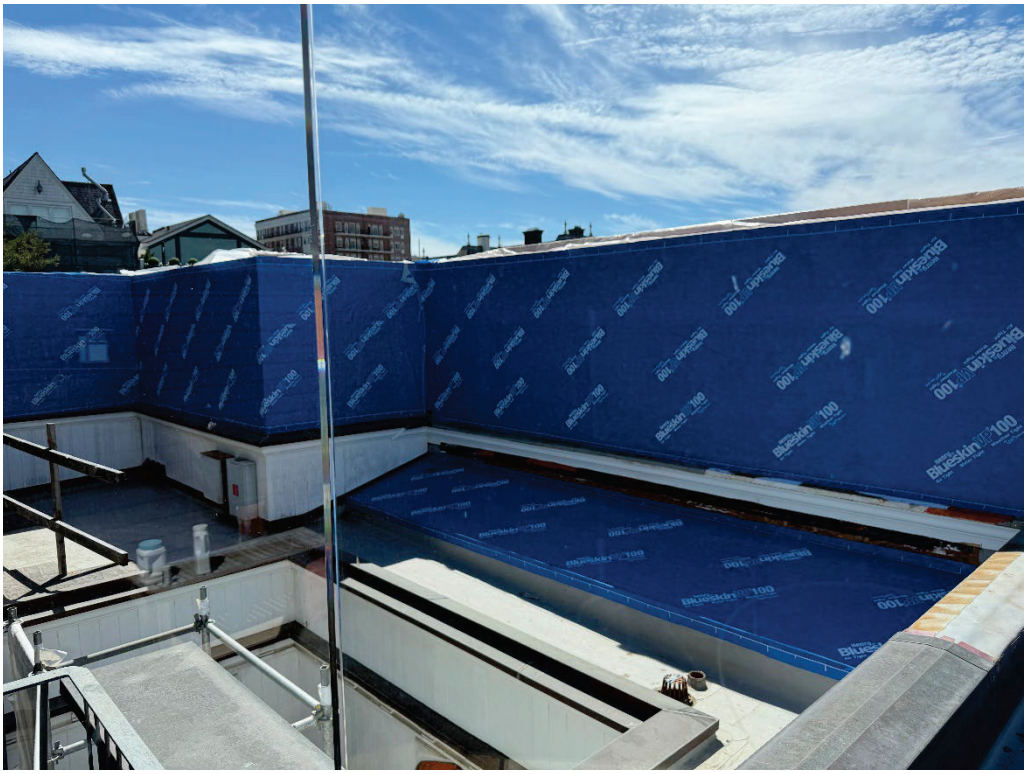
Dear President Trasviña and Commissioners:

Our office represents Mr. Arthur Patterson ("Appellant") who owns the property at 3343 Pacific Avenue. On behalf of Mr. Patterson, we respectfully submits this brief seeking to revisit Permit Holder's full coverage roof plan that has resulted in a 50' long, almost 10' tall intrusive wall along the edge of Permit Holder's property that has unnecessarily and significantly blocked light, air, and view to Appellant's property.

3355 Pacific Avenue is a single-family home in the Pacific Heights neighborhood constructed in 1926 and is approximately 9,081 square feet. The lot slopes down to the north and west. 3343 Pacific Avenue is to the east and has several windows that look out over 3355 Pacific Avenue. Those windows are to a child's bedroom, library, and bathroom and provide light and air to those rooms along with views towards the west.

In 2022, Definite Dream LLC purchased 3355 Pacific Avenue. Although 3355 Pacific Avenue had gone through a gut remodel only years before under the prior owner, Permit Holder

decided to begin a multiyear remodel project of its own, which is its right. However, and unfortunately, Definite Dream LLC decided to relocate and greatly expand its mechanical equipment to along its property line with Appellant via BPA 202503212827. (**Exhibit 3**.) There's no issue with new mechanical equipment per se. However, Permit Holder's design decision caused the construction of an almost 10' high solid roof parapet and mechanical screen extending 50' along the property line that has completely blocked several of Appellant's windows, light and air to the property, and is an unsightly nuisance.



As Appellant did not receive notice of Permit Holder's permit to construct the parapet and screening, he only became aware of it once Permit Holder constructed it. After Appellant reached out to try and engage in a neighborly discussion, Permit Holder refused to discuss options to minimize the severity of the impact on Appellant. This refusal to engage was surprising to Appellant as he had generously allowed Permit Holder's construction team access to his property

to conduct earlier work, and believed that Permit Holder's design team was acting in good faith to work collaboratively on the impacts from the construction. As the neighborly approach has failed, Appellant has brought this appeal to seek relief to have city agencies and this Board take a second look at the roof design of this project as part of the review of the elevator electrical permit.

While the permit subject to this appeal is related to the electrical elevator work. It is important to see it as part of the overall project and roof plan that has not been fully analyzed by City agencies. Furthermore, Permit Holder has a pending solar permit (S20260902731) and may seek other permits related to the roof work as part of the project. Appellant's hope is that, through this appeal, the parties can work more collaboratively on the overall design of Permit Holder's roof plan now to proactively evaluate the issue and avoid the construction of unnecessarily intrusive and oversized walls along the property line.

Appellant is asking that Permit Holder, City Respondents, and this Board review the overall roof plan for this project, including the elevator electrical work, with the goal of consolidating the proposed mechanical equipment on the roof to a smaller total area as shown in **Exhibit 4**, or alternatively consider redesigning the location of some of the roof features to avoid the need for a solid 50' wall almost 10' high along the property line.

ARGUMENT

A. The Electrical Permit is Tied to the Overall Design of the Rooftop's Mechanical Equipment

EW202512121507 proposes to provide new elevator side wiring to the property's elevator. On its face, this permit may not seem related to the roof design. However, the elevator shaft's location within the middle of the building and next to the proposed mechanical equipment, intertwines it with the proposed rooftop mechanical equipment and impacts the location of that

equipment. Consequently, it is appropriate to consider the larger context of the roof design in evaluating whether the electrical permit was properly issued.

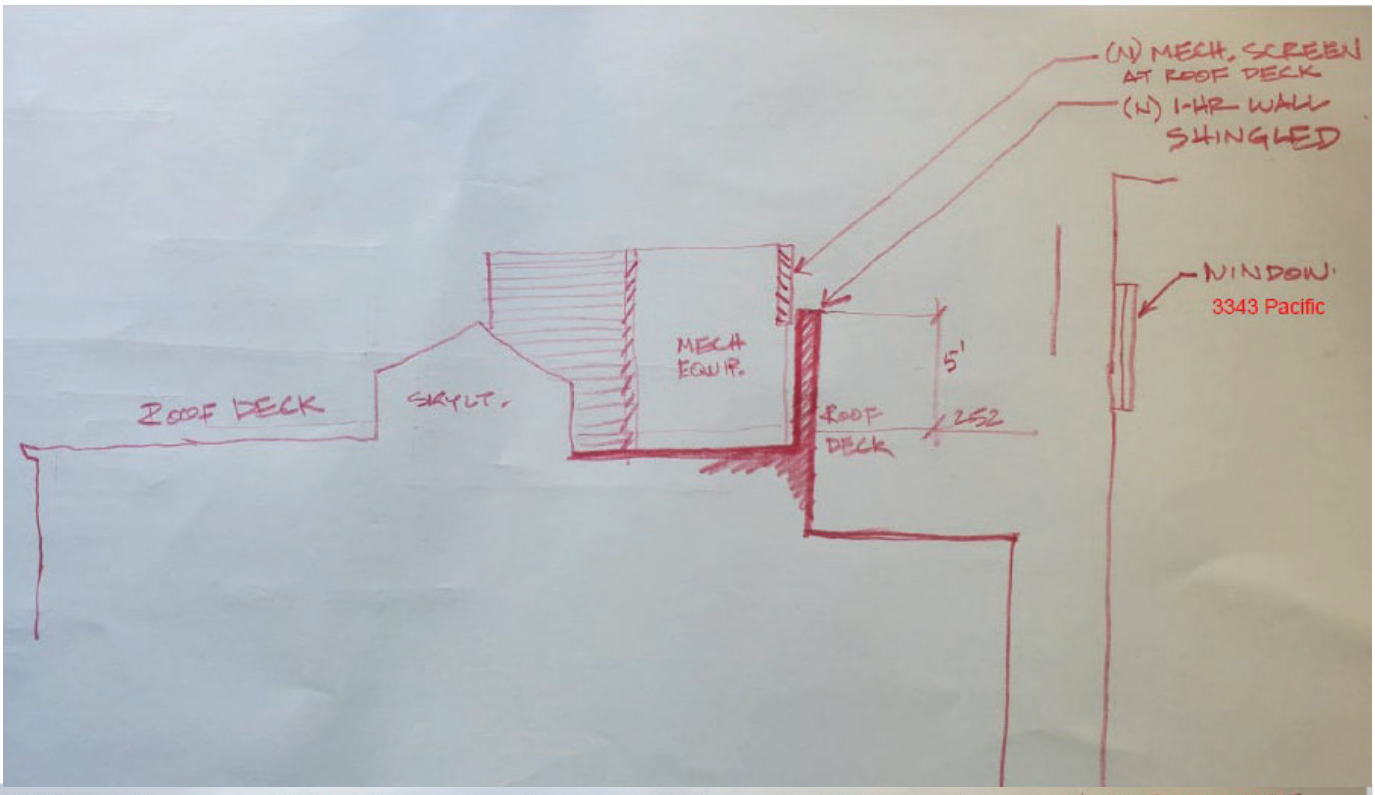
The overall roof design was piecemealed such that Permit Holder's comprehensive roof design was not fully considered, particularly the impact that a large parapet wall would have on the neighboring property, and whether it was necessary to locate the mechanical equipment along the roof line such that it would trigger a large screening wall.

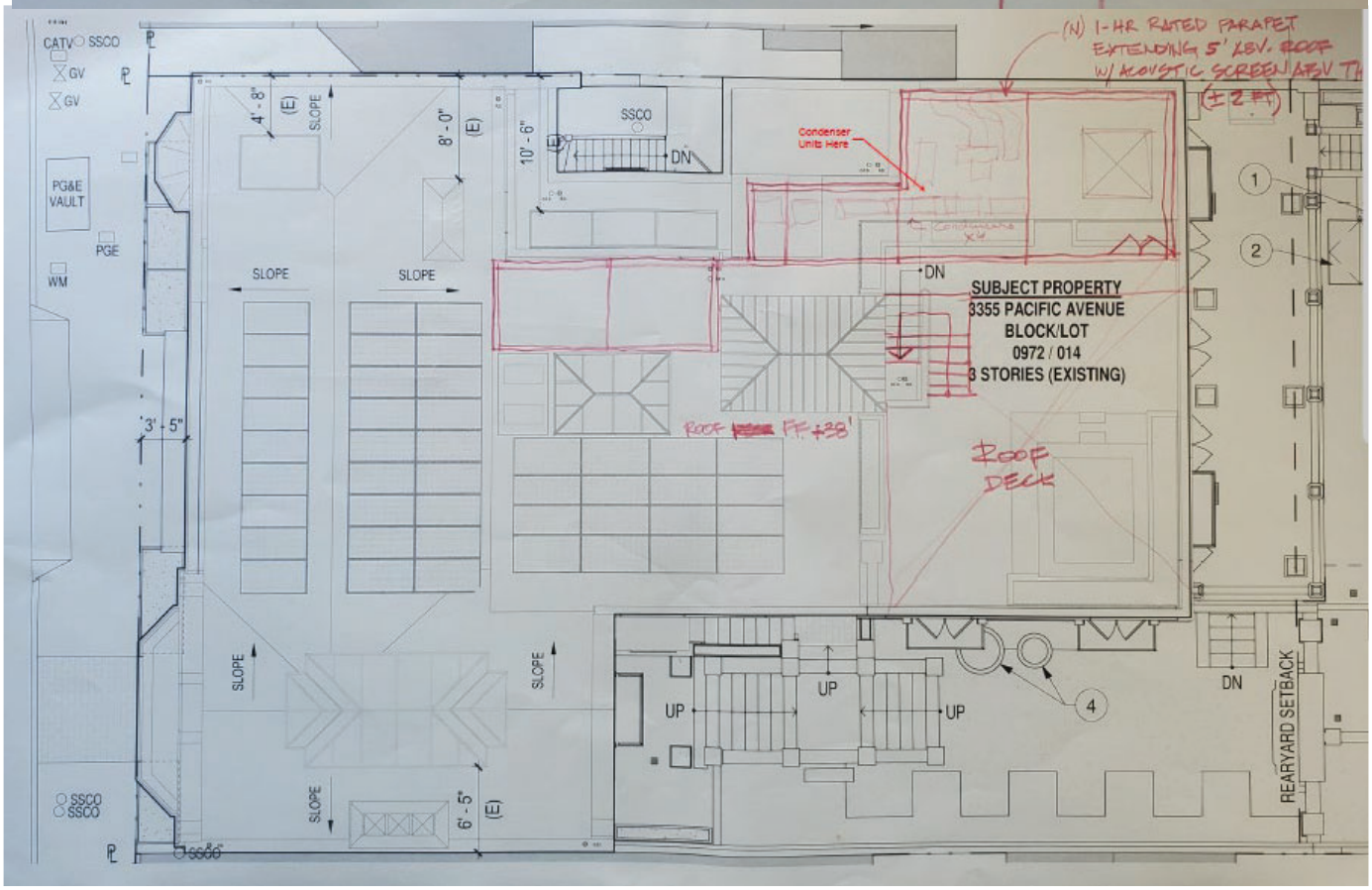
B. The Proposed Mechanical Equipment is not Balanced and Integrated with Respect to the Design of the Building

Planning Code section 141 states, in part:

> [R]ooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building shall be arranged so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings, and in any alteration of mechanical systems of existing buildings that results in significant changes in such rooftop equipment and appurtenances. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, **or designed in themselves so that they are balanced and integrated with respect to the design of the building.** Minor features not exceeding one foot in height shall be exempted from this regulation.

The proposed roof design sprawls the mechanical equipment along a significant section of 3355 Pacific Avenue's roof. It is designed in a way to maximum the impact to Appellant's property by triggering the maximum length parapet wall along the southeast property line. Previously, the mechanical equipment was located in the middle of the roof without requiring any parapet walls and did not impact Appellant.


(N) MECH. SCREEN AT ROOF DECK
(N) 1-HR WALL SHINGLED
WINDOW
3343 Pacific
MECH EQUIP.
5'
ROOF DECK
SKYLT.
ROOF DECK
2'-5"


(N) 1-HR RATED PARAPET EXTENDING 5' ABV. ROOF W/ ACOUSTIC SCREEN ABV
(±2 FT)
CATV
SSCO
GV
GV
PG&E VAULT
PGE
WM
4'-8" (E)
SLOPE
8'-0" (E)
10'-6"
SSCO
DN
Condenser Units Here
SLOPE
SLOPE
DN
SUBJECT PROPERTY
3355 PACIFIC AVENUE
BLOCK/LOT
0972 / 014
3 STORIES (EXISTING)
3'-5"
ROOF FF +38'
ROOF DECK
1
2
SLOPE
SLOPE
UP
UP
UP
4
DN
REARYARD SETBACK
SSCO
SSCO
SLOPE
6'-5" (E)
SSCO

Such design is certainly not balanced and integrated with respect to the design of the building. The screening itself creates an almost nuisance like massive solid wall across a large section of the roof wall that seems designed for maximum negative impact to Appellant. Most frustratingly, it would be better for Appellant to have no screening at all or a transparent wall so that light and air could still get through.

At a minimum, some consideration to the size and length of the wall should have been considered by the city agencies, which does not appear to have happened. Upon review of the approve plans, they do not appear to have included mechanical plans, which the City could have evaluated to see if the spacing of the equipment was actually necessary or if alternative configurations could have been considered.



Even so, a solution could reasonably be accomplished by consolidating the equipment into a reasonably smaller area, as showing in **Exhibit 4**, which would meaningfully reduce the impact on Appellant while accommodating Permit Holder's preferred roof design and elevator location.

CONCLUSION

For these reasons, we respectfully request that the Permit Holder, City Agencies, and this Board take a second look at the entire roof design for 3355 Pacific Avenue's current remodel project to lessen the current enormous impact of the parapet wall and mechanical screening on Appellant and his property. This could be done by consolidating the mechanical equipment into a smaller area, or through the shifting of equipment to other areas of the property. We remain willing and able to work directly with Permit Holder on this issue if it will engage with us.

Very Truly Yours,

PATTERSON & O'NEILL, PC



Laura Strazzo
Attorneys for Arthur Patterson

Encls. Exhibits

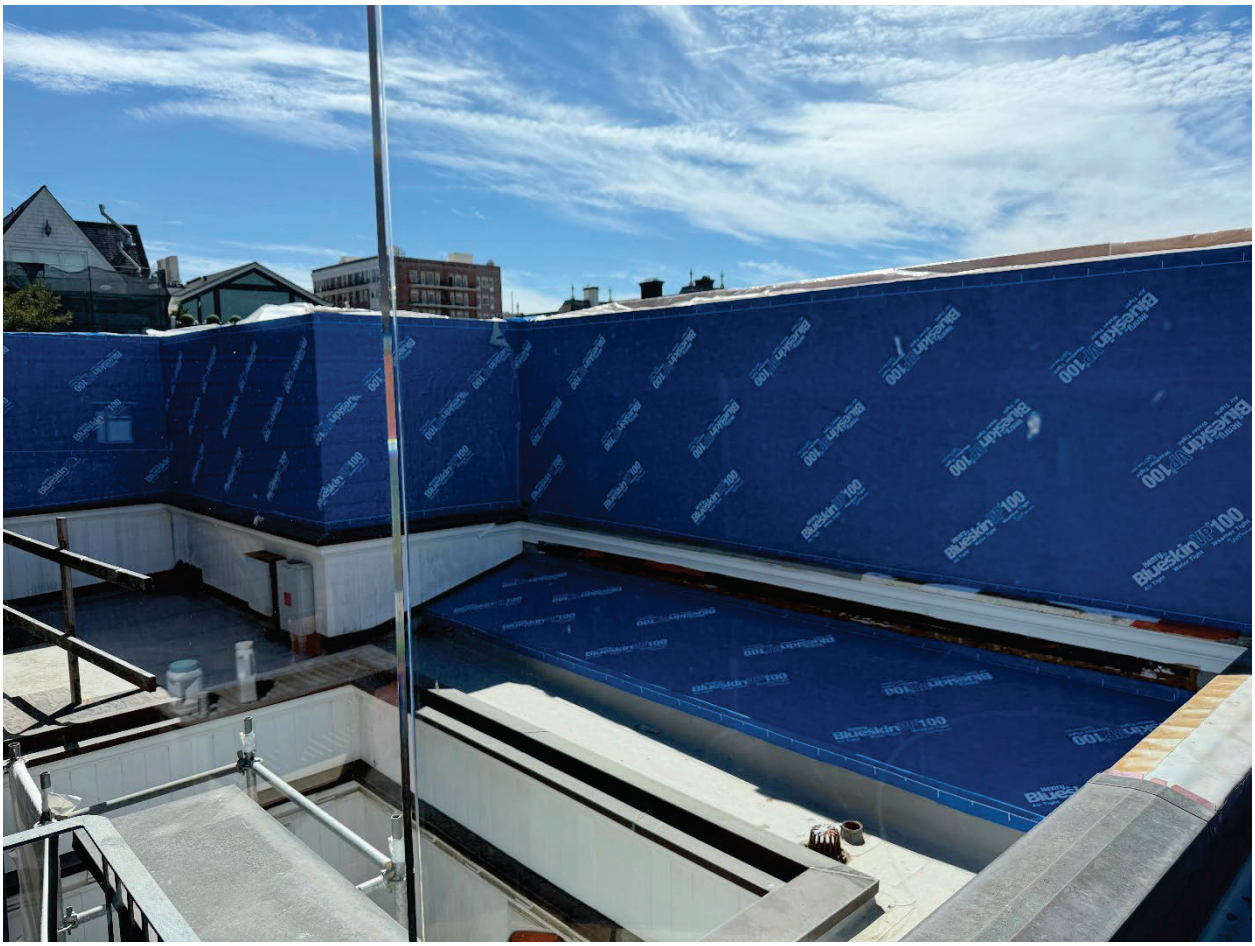
CC
julie.lamarre@sfgov.org,
corey.teague@sfgov.org
andrew.perry@sfgov.org
carey.mcelroy@sfgov.org
melissa@diamondhe.com

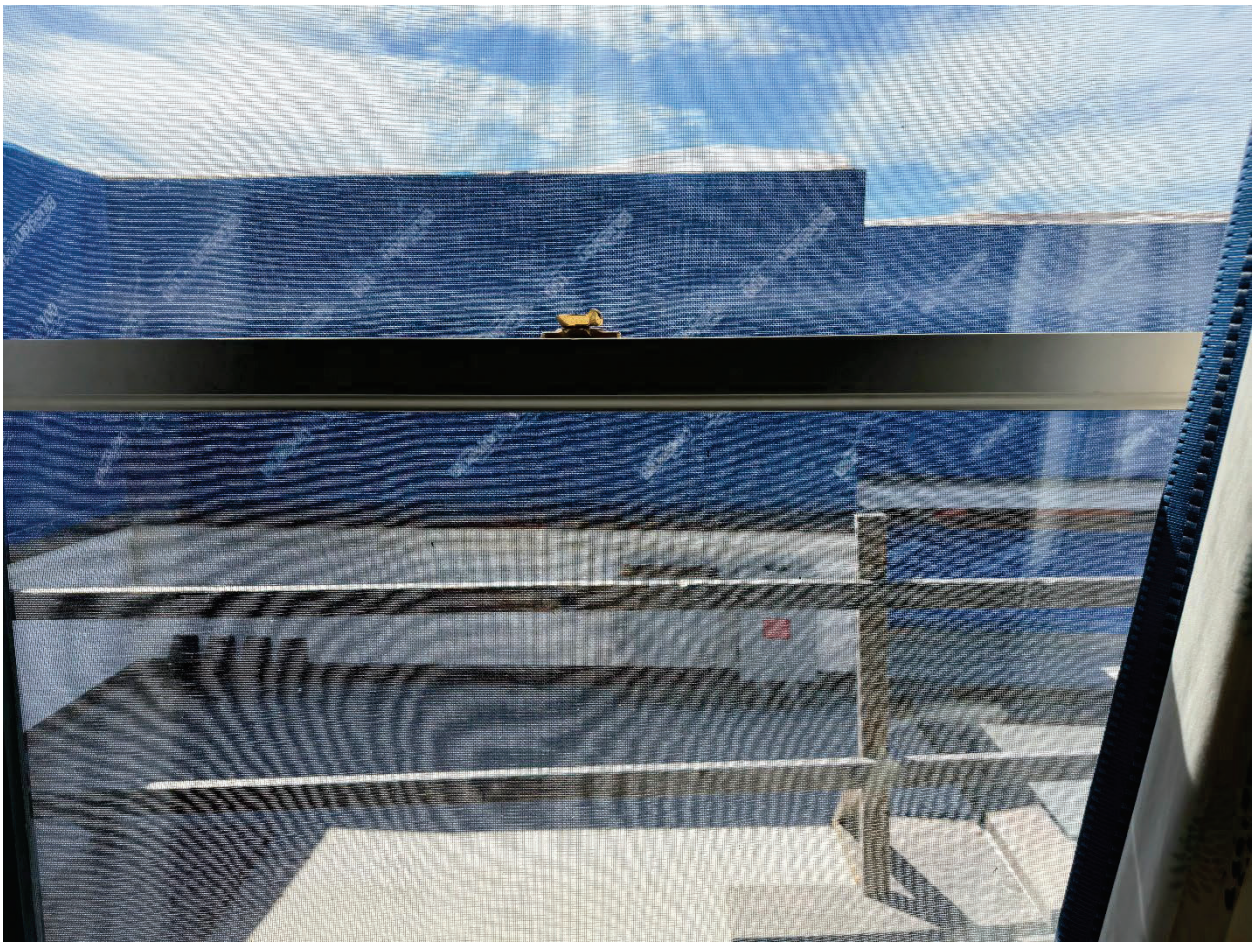
Exhibit 1 – Before and After Photographs of Wall








Blueskin NP100






BlueskinVP100

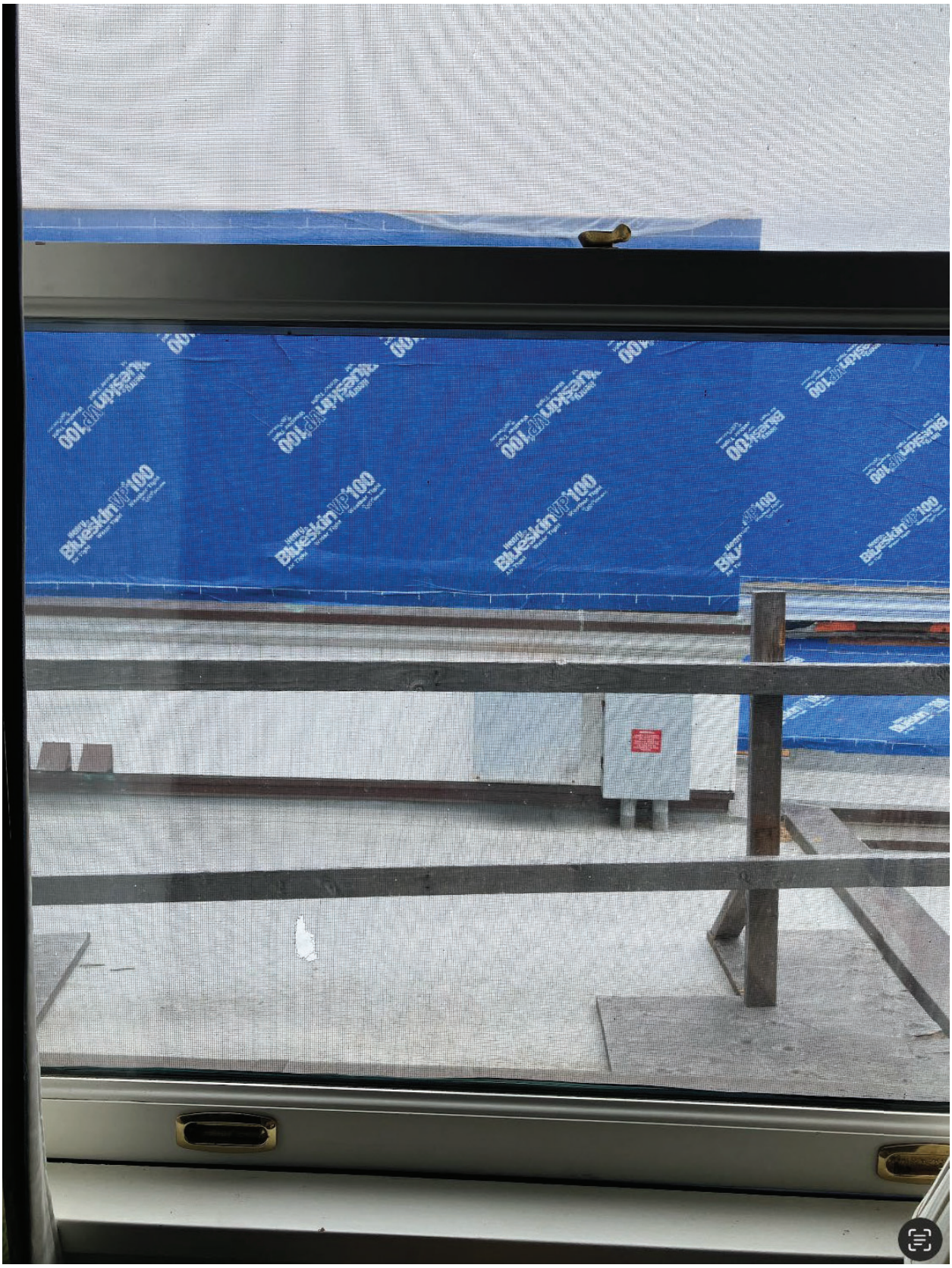
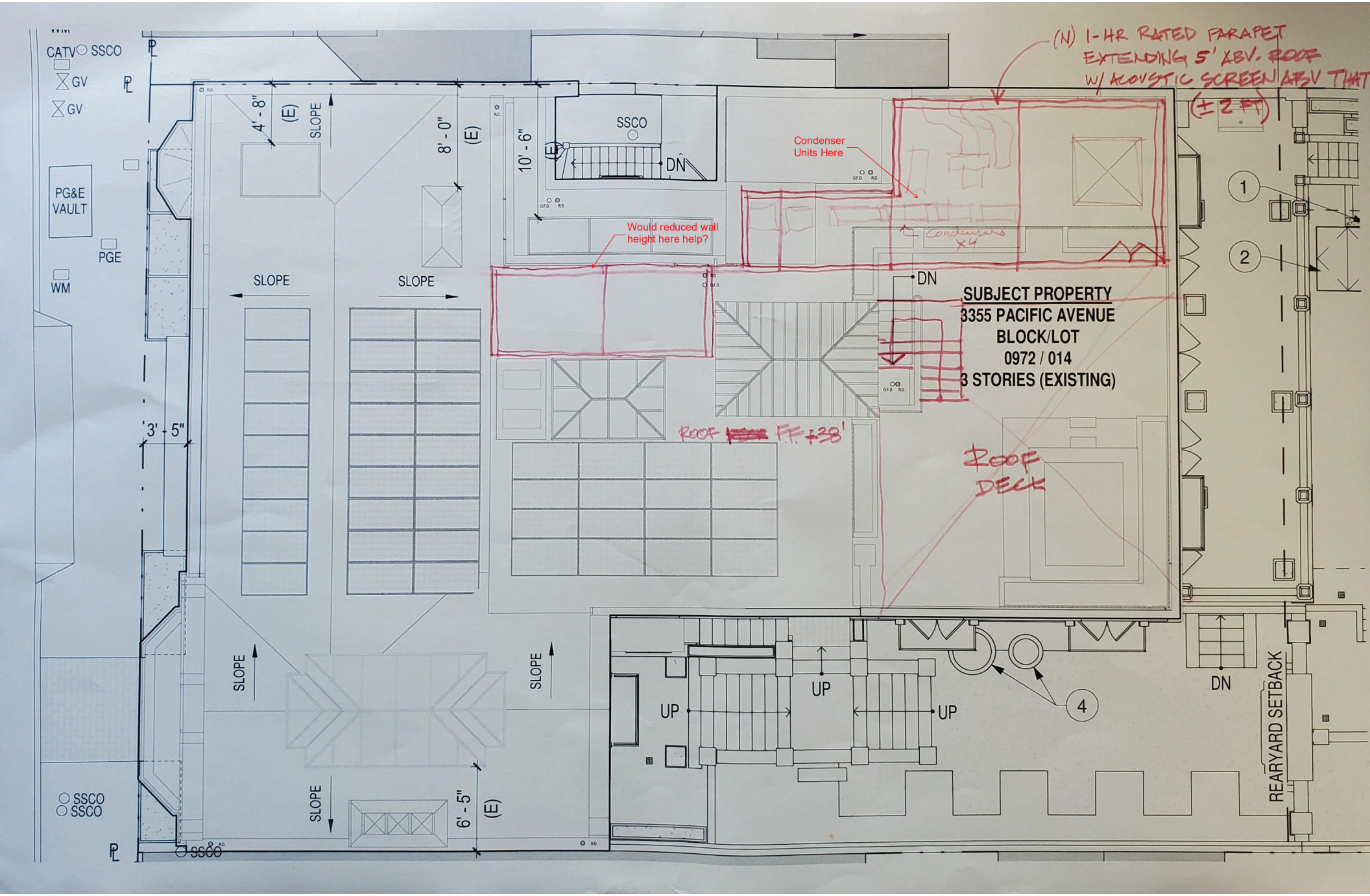

BlueskinVP100

Exhibit 2 – Sketch of Current Roof Plan


(N) 1-HR RATED PARAPET EXTENDING 5' ABV. ROOF W/ ACOUSTIC SCREEN ABV THAT (±2 FT)
Condenser Units Here
Would reduced wall height here help?
SUBJECT PROPERTY
3355 PACIFIC AVENUE
BLOCK/LOT
0972 / 014
3 STORIES (EXISTING)
ROOF FF +38'
ROOF DECK
CATV
SSCO
GV
GV
PG&E VAULT
PGE
WM
SSCO
SSCO
SSCO
DN
DN
DN
4' - 8"
(E)
SLOPE
8' - 0"
(E)
10' - 6"
(E)
SLOPE
SLOPE
3' - 5"
SLOPE
SLOPE
SLOPE
6' - 5"
(E)
UP
UP
UP
4
1
2
REARYARD SETBACK

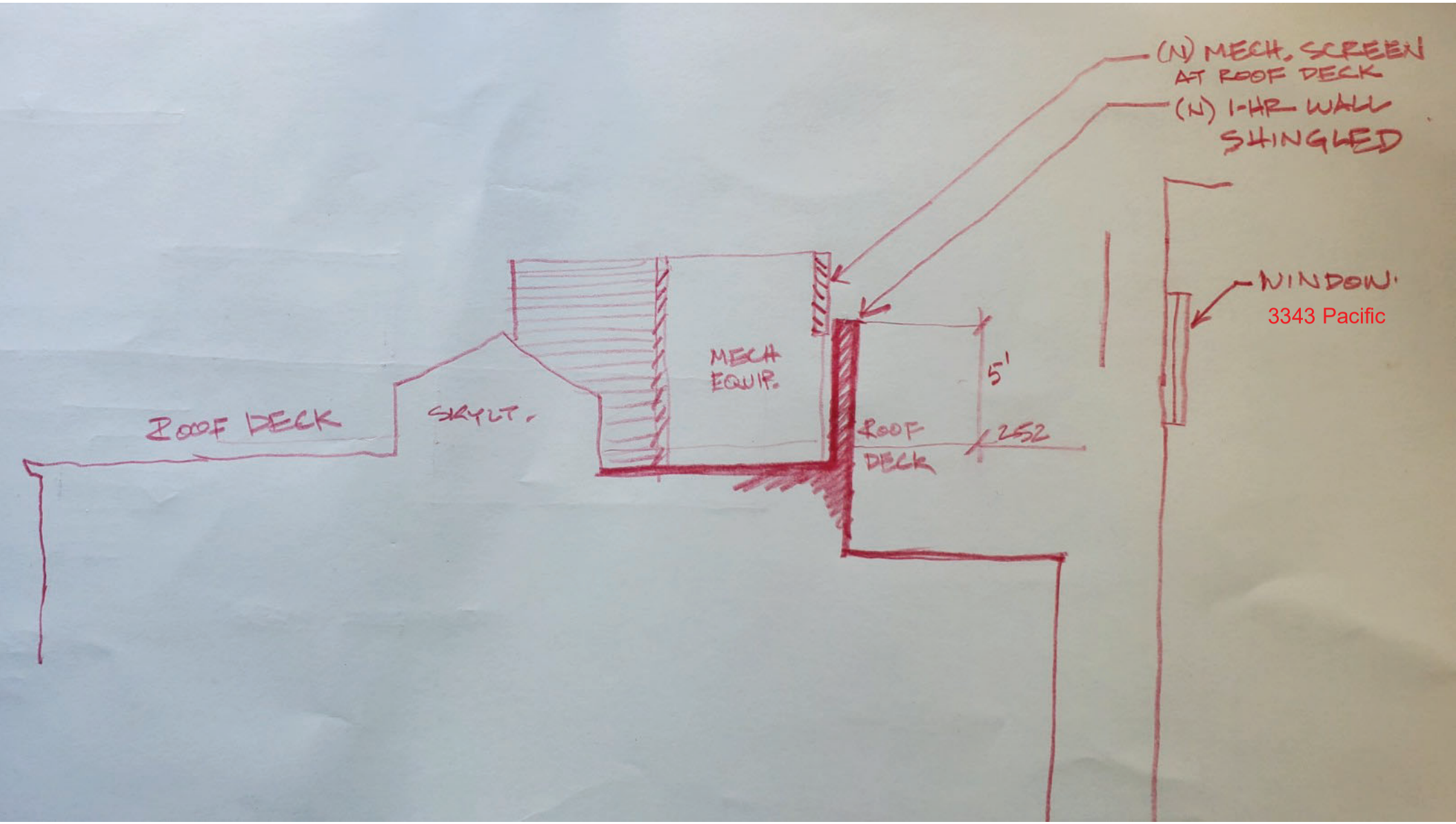

(N) MECH. SCREEN AT ROOF DECK
(N) 1-HR WALL SHINGLED
WINDOW
3343 Pacific
MECH EQUIP.
5'
ROOF DECK
2'-5"
ROOF DECK
SKYLT.

Exhibit 3 – BPA 202503212827

Permit Details Report

Report Date:	**10/22/2026 2:19:39 PM**
Application Number:	202503212827
Form Number:	3
Address(es):	0972 / 014 / 0 3355 PACIFIC AV
Description:	REVISION 202108236937 AND REF 202404059401- CHANGES TO INTERIOR LAYOUT INFILL ENCLOSE UNDER (E) DECK, IN KIND REPLACMENT OF WINDOWS, DOORS, SIDING, AND ROOF DECK ADD ROOFTOP MECHANICAL SCREENING, RECONFIGURE SIDE YARD WALKWAY MECH FOR FUTURE BATTERY STORAGE SYSTEM
Cost:	$100,001.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
4/15/2025	TRIAGE	OTC TO IN-HOUSE
5/5/2025	FILING	
5/5/2025	FILED	
10/31/2025	APPROVED	
11/10/2025	ISSUED	

Contact Details:

Contractor Details:

License Number:	621244
Name:	CHARLES JOHN MAZZOLA
Company Name:	FMA BUILDERS
Address:	665 03RD ST * SAN FRANCISCO CA 94107-0000
Phone:	5225930

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		3/21/25	3/21/25			3/21/25	MASOUD HAMIDI	Administrative	
CP-ZOC		4/3/25	4/3/25			4/3/25	PANTOJA GABRIELA	Approved	Approved the interior remodel of an existing SFH, in-kind replacement of windows/doors and siding, new roof deck, wind screen for mechanical equipment at the roof, and on-grade stairs in rear yard. GP 4/3/2025
PERMIT-CTR		4/10/25	4/15/25			5/1/25	YAMAMURA WENDY	Approved	Interagency Completeness Review
CPB		5/2/25	5/2/25			5/5/25	SONG SUSIE	Administrative	5/5/25: PAYMENT RECEIVED. TO PPC. SS 5/2/25: ADD CP-ZOC TO ROUTING TO RESTAMP APPLICATION FORM. BB FOLDER CREATED. PENDING PAYMENT. SS 5/1/25: CPB STAGE 2 COMPLETED. SS 4/30/25: RESUBMISSION. PENDING COMPLETENESS REVIEW. SS 4/15/25: OTC TO EPR FORM 3 CONVERSION. CPB STAGE 1 COMPLETED. PENDING COMPLETENESS REVIEW. PLEASE CONTACT SFPLANREVIEW@SFGOV.ORG FOR QUESTIONS. SS
CP-ZOC		5/5/25	10/15/25			10/15/25	PANTOJA GABRIELA	Approved	Re-stamp revised plan set. GP 10/15/2025
BLDG		5/5/25	6/10/25			6/18/25	TJALSMA JASON	Issued Comments	Include original referenced drawings, show existing condition rather than previous approved layout as this is a revision permit that will supercede the old plans

BLDG	1	9/8/25	9/4/25			9/4/25	TJALSMA JASON	Approved	
PAD-STR		5/5/25	6/10/25			6/18/25	TJALSMA JASON	Issued Comments	issued
PAD-STR	1	9/8/25	9/4/25			9/4/25	TJALSMA JASON	Approved	
MECH		5/5/25	6/25/25			7/16/25	GILMARTIN CHRISTIAN	Issued Comments	Initial Review. 31 Comments. Additional Review time, Awaiting QC. Initial Review. In Progress.
MECH	1	9/9/25	9/9/25			9/9/25	GILMARTIN CHRISTIAN	Approved	Rev 1. Approved.
MECH-QC		7/15/25	7/15/25			7/15/25	SHAIKH MOHSIN	Approved	QC comments discussed with CG.
SFFD		5/5/25	5/21/25			5/21/25	RHAB BOUGHN	Issued Comments	Applicant applied for a Fire-Only Pre-App after submitting plans (4/15/25 OTC >> 5/5/25 In-House) which effects this review; payment received prior to in-house review assignment; pre-app scheduled 5/30/25; initiate review pending result of pre-app Routed to RB on 05/06/25-TK.
SFFD	1	6/11/25	6/11/25			6/11/25	RHAB BOUGHN	Issued Comments	6/11/25: not approved; issued comments in bluebeam; revised plans required
SFFD	2	9/3/25	9/10/25			9/10/25	GHALE RAYMON LOUIS	Issued Comments	issued comment,see attached file . RLG 9/3/25 Assigned to Raymon Louis-Ghale, EZ.
SFFD	3	10/20/25	10/20/25			10/20/25	GHALE RAYMON LOUIS	Issued Comments	Not approved , issued comments rev.1 on bb, see attached document , RLG
SFFD	4	10/22/25	10/22/25			10/22/25	GHALE RAYMON LOUIS	Approved	Approved rev.1 on bb per Capt. Manns email, inspection is not required , SFFD scope is limited to access only. RLG
DPW-BSM		5/5/25	5/15/25			5/27/25	LEUNG PATRICIA	Approved	No alteration or reconstruction of City Right-of-Way under this permit.
DPW-BSM	4	10/22/25	10/27/25			10/27/25	DENNIS RASSENDYLL	Approved	No alteration or reconstruction of City Right-of-Way under this permit
DPW-BUF		5/5/25	7/2/25			7/2/25	MAUTNER ALLEGRA	Not Applicable	Does not trigger Article 16 Section 806(d). No protected trees. Existing planters in PROW are above grade and require MSE with Bureau of Permits. The proposed Sidewalk Landscape Permit from 2012 does not cover raised planters and would need to be formalized with an MSE through Public Works Bureau of Permits.
SFPUC		5/5/25	5/27/25			5/27/25	CHUNG DIANA	Issued Comments	Issued Comments. Please refer to the comments sent via email to the permit expediter and made in Bluebeam. - 05/27/25. Assigned for review by Charlene Fung. - 05/05/25.
SFPUC	1	8/27/25	9/29/25			9/29/25	CHUNG DIANA	Approved	EPR - Permit has been assessed a Capacity Charge. DBI will collect. See Invoice uploaded to Bluebeam. - 09/29/25.
PPC		5/5/25	5/5/25			10/30/25	PHAM ANH HAI	Administrative	10/30/25 08:23 AM Invite sent to CPB to start issuance process; HP 10/28/25: Applicant need to update Licensed Architect stamp to be up to date (current shows renewal date of 10/31/2025), and update sheet index to match drawing set, sheet A0.04, M3.09, M4.02. M6.22 not listed on the sheet index, sheet M9.16 & M9.17 listed on sheet index but not found on REV1 drawing set. Please update in Bluebeam session and contact PPC at dbi.ppcrequest@sfgov.org; HP 10/22/25: Invite sent to DPW-BSM to review and stamp REV1 drawing; HP 5/5/25: Invite sent to applicant to join BB session;

									HP 5/5/25: Bluebeam session created, invite sent to CP-ZOC, BLDG, PAD-STR, MECH, SFFD, DPW-BSM, DPW-BUF & SFPUC to start electronic plan review; HP
CPB		10/30/25	10/31/25			11/10/25	VICTORIO CHRISTOPHER	Administrative	11/10/2025: Issued. Blue Beam links & job card sent via e-mail, CV 11/05/2025: Licensed Contractor's Statement received, Invoice Sent, CV 10/31/2025: Documents received, Final Declaration only accepatble; LCS outdated, CV 10/31/2025: Document Request sent via e-mail, CV

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
10/15/2026	AM	CS	Clerk Scheduled	REINFORCING STEEL	1
9/25/2026	PM	CS	Clerk Scheduled	ROUGH FRAME	1
9/14/2026	AM	CS	Clerk Scheduled	ROUGH FRAME, PARTIAL	1
1 2 3					

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
10/15/2026	Peter Wynne	REINFORCING STEEL	REINFORCING STEEL
9/25/2026	Peter Wynne	ROUGH FRAME	OK TO COVER
9/14/2026	Peter Wynne	ROUGH FRAME, PARTIAL	SITE VERIFICATION
1 2 3			

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			IE1	CF2R-LTG-01-E - LIGHTING - SINGLE FAMILY DWELLINGS	
0			24F	OTHERS	shoring (by shoring engineer; pool construction (by pool engineer)
0			IB3	CF2R-ENV-03-E - INSULATION INSTALLATION	
0			IB57	CF2R-MCH-01-E - SPACE CONDITIONING SYSTEMS DUCTS AND FANS	
0			IB58	CF2R-MCH-20-H - DUCT LEAKAGE DIAGNOSTIC TEST	
0			IB18	CF2R-MCH-21-H - DUCT LOCATION	
0			IB59	CF2R-MCH-22-H - SPACE CONDITIONING SYSTEM FAN EFFICACY	
0			IB62	CF2R-MCH-25-H - REFRIGERANT CHARGE VERIFICATION	
0			IB27	CF2R-MCH-26-H - RATED SPACE CONDITIONING SYSTEM EQUIPMENT VERIFICATION	
0			IB63	CF2R-MCH-27-H - INDOOR AIR QUALITY AND MECHANICAL VENTILATION	
1 2 3 4					

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

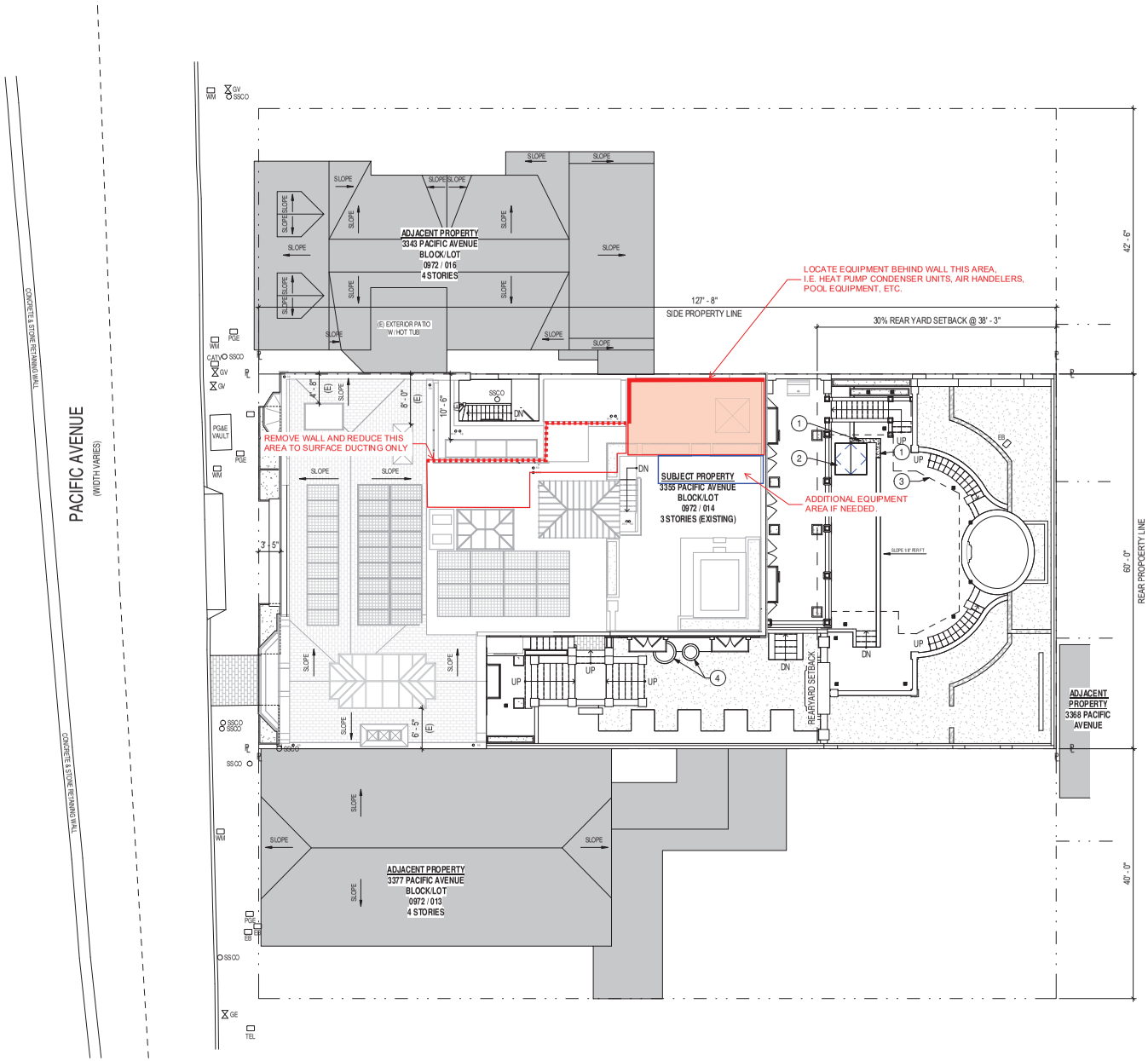
Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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

City and County of San Francisco © 2026

Exhibit 4 – Proposed Design Solution



GENERAL NOTES - SITE PLAN

1. BUILDING FOOTPRINTS DRAWN TO EXTERIOR FACE OF STRUCTURE.
2. SEE FLOOR PLAN FOR BUILDING DIMENSIONS.
3. NO EXISTING STREET TREES.
4. LANDSCAPE SHOWN FOR REFERENCE ONLY. LANDSCAPE WORK TO BE PERMITTED SEPERATELY.
5. DIMENSION STRINGS FROM STRUCTURES TO SETBACKS ARE PERPENDICULAR TO THE SETBACK LINE.
6. PLAN SHALL COMPLY WITH TITLE-24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES.

LEGEND - PROPOSED SITE PLAN

- PROPERTY LINE
- ITEMS TO BE REMOVED SHOWN DASHED, AND/OR AS NOTED
- TREE TO BE REMOVED
- GV — SIDEWALK GAS VALVE
- SSCO — SEWER LATERAL VENT
- PG&E — SIDEWALK GAS VALVE BOX
- WM — WATER METER
- AREA DRAIN
- SIDEWALK CURB CUT
- ADJACENT BUILDING, NOT A PART OF THIS PERMIT
- 100.00' (E) — EXISTING SPOT ELEVATION, RELATIVE TO SURVEY BASE POINT

PROPOSED SITE PLAN KEYNOTES

1. PROPOSED RETAINING WALL TO MATCH (E) HEIGHT
2. PROPOSED POOL EQUIPMENT VAULT ACCESS HATCH
3. OUTLINE OF PROPOSED POOL EQUIPMENT VAULT BELOW
4. PROPOSED PRECAST SAND TRAP AND SUMP MANHOLES, SEE CIVIL DRAWINGS

1 PROPOSED SITE PLAN
1/8" = 1'-0"

N
0' 4' 8 16' 32'

STUDIO VARA
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
KRISTOPHER RONA
C-30598
RENEWAL 10.31.2025
STATE OF CALIFORNIA

3355 PACIFIC AVE
SAN FRANCISCO, CA
94118
APN # 0972 / 014

ISSUE DATE
PERMIT 12/20/2023
JOB CODE
2306

Revisions

PROPOSED SITE PLAN

A1.11

GENERAL NOTES - SECTION

1. FOR MECHANICAL, ELECTRICAL, AND STRUCTURAL, SEE APPROPRIATE ENGINEERING DRAWINGS.

2. CONTRACTOR TO VERIFY ALL ELECTRICAL, WATER AND GAS CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT WITH MANUFACTURER SPECIFICATIONS.

3. PLANS SHALL COMPLY WITH TITLE 24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES.

4. SPRINKLERS SHALL BE LOCATED TO PROTECT ALL AREAS OF A DWELLING UNIT PER CRC §903.3.1.3 & NFPA 13D, FIRE SPRINKLER SYSTEM TO BE UNDER DEFERRED SUBMITTAL.

5. NFRC TEMPORARY LABELING ON ALL WINDOWS SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY.

6. PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD. FIXTURES TO COMPLY W/ CAL GREEN AND SF HOUSING CODE FLUSH/FLOW REQUIRMENTS FOR: TOILETS (1.28 GPF), SHOWERHEADS (1.8 GPM), LAVATORIES (1.2 GPM), KITCHEN FAUCETS (1.8 GPM)

7. HATCHES INDICATING FLOOR FINISHES ARE REPRESENTATIVE ONLY. SEE ENLARGED PLANS, SPECIFICATIONS AND SCHEDULES.

8. DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

9. LANDSCAPE SHOWN FOR REFERENCE ONLY.

10. A/V TO BE DESIGN BUILD. SEE A/V PACKAGE FOR ANY CEILING MTD. SPEAKERS, DOOR CHIMES, AND SECURITY DEVICES. CONFIRM DEVICE LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION.

11. SEE GENERAL NOTES SHEETS A0.02, A0.03 FOR ADDITIONAL REQUIREMENTS.

12. CONTRACTOR TO COORDINATE STRUCTURAL REQUIREMENTS FOR ATTACHMENT OF PHOTOVOLTAIC PANELS WITH ROOFING INSTALLER.

13. FOR APPLIANCES AND EQUIPMENT, SEE SCHEDULES.

14. FOR ELECTRICAL AND LIGHTING SPECS, SEE SCHEDULES.

15. FOR INTERIOR FINISHES, SEE SCHEDULES.

16. FOR MILLWORK, SEE SCHEDULES.

17. FOR DOORS, WINDOWS AND WINDOW SHADES, SEE SCHEDULES.

18. SEAL AROUND PIPE, CABLE, CONDUIT, AND OTHER OPENINGS IN EXTERIOR WALL WITH CEMENT MORTAR OR DBI-APPROVED SIMILAR METHOD FOR RODENT PROOFING

19. CONSTRUCTION & DEMOLITION (C&D) DISCARDS: 100% OF MIXED C&D DEBRIS MUST BE TAKEN BY A REGISTERED TRANSPORTER TO A REGISTERED FACILITY AND PROCESSED FOR RECYCLING DEMONSTRATE ≥65% RECOVERY

LEGEND - PROPOSED SECTION

INDICATES EXISTING WALL

FINISHED FLOOR ELEVATION

INDICATES AREA TO BE EXCAVATED

-REMOVE WALL TO SOUTH OF GRID G.
-ROOF TOP DUCTING 2 FT HIGH AS NEEDED

LOCATE EQUIPMENT BEHIND WALL SOUTH OF GRID G.
I.E. HEAT PUMP CONDENSER UNITS, AIR HANDELERS, POOL EQUIPMENT, ETC.

53'-10 3/4"
30'-3 3/4"
23'-7"

A (10' - 3") B (13' - 2") C (8' - 3") D (4' - 5") E (5' - 8") F (12' - 0") G (14' - 3") H (9' - 4") I (10' - 0") J

1 A3.31

30% REAR YARD SETBACK

302 PRINC. BEDROOM
300 STAIR HALL
310 STAIR HALL
310b CLOSET
311 BEDROOM #2
311a CLOSET
312 BATH #2
204 DINING ROOM
202 VEST.
202a CLOSET
200 ENTRY HALL
213 STAIR HALL
211 BREAK. / FAM. RM
214 UPPER TERRACE
103 GARAGE
107 STAFF OFFICE
110 STAIR HALL
112 NATATORIUM
119 LOWER TERRACE
120 MAIN TERRACE
001 VAULT

POOL, SEE POOL DRAWINGS FOR ADDITIONAL INFORMATION AND POOL NOTES ON A2.11

ROOF DECK 252' - 11 3/4"
3RD FLOOR 238' - 8 1/4"
2ND FLOOR 227' - 2"
1ST FLOOR 217' - 5"
VAULT 203' - 6"

14' - 3 1/2"
11' - 6 1/4"
9' - 9"
13' - 11"
10' - 3"
2' - 5"
1' - 0"
9' - 0"
1' - 0"

1 PROPOSED N-S SECTION
1/4" = 1'-0"

AREA OF WORK UNDER THIS PERMIT; ALL OTHER WORK UNDER #2021-0823-6937

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
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San Francisco
California 94110
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LICENSED ARCHITECT
MARIA TOPHER ROMAN
C-30388
RENEWAL 10.31.2023
STATE OF CALIFORNIA

3355 PACIFIC AVE
SAN FRANCISCO, CA 94118
APN # 0972 / 014

ISSUE DATE
PERMIT 12/20/2023
JOB CODE
2306
Revisions

PROPOSED N-S SECTION

A3.30

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

SSL
LAW
FIRM
LLP

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November 5, 2026

VIA ELECTRONIC MAIL
San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475 (14th Floor)
San Francisco, CA 94103
boardofappeals@sfgov.org

RE: ***3355 Pacific Avenue — Appeal No. 26-060***

Dear President Trasviña and Commissioners:

We represent Definite Dream LLC ("Permit Holder"), owner of 3355 Pacific Avenue and holder of the electrical permit under appeal. We oppose the appeal of Arthur Patterson ("Appellant"), owner of the adjacent 3343 Pacific Avenue, and ask the Board to deny it and uphold Electrical Permit No. E202609233483.[1]

I. Introduction

Appellant has appealed a narrow electrical trade permit—for new side wiring for an elevator—but asks the Board to "take a second look at the entire roof design" of an ongoing remodel. (Appeal at p.7) He does not complain about the wiring, but rather about a rooftop parapet and mechanical screen (Appeal at p.2) that were approved under a *different* permit—Building Permit No. BPA 202503212827—which the Department of Building Inspection issued on

[1] Appellant appealed this permit, E202609233483, but their brief takes issue with an entirely different electrical permit, EW202512121507l, which was issued in November 2025, and is final. Their Appeal Brief nowhere even mentions the permit properly before the Board.

November 10, 2025, after months of multi-department review. Appellant never appealed that permit, and the time to do so expired long ago.

The appeal fails for five independent reasons: (1) the roof design is approved under a now-final permit, BPA 202503212827; (2) a tangential electrical permit appeal cannot be used to reopen that final permit, as doing so would exceed the Board's jurisdiction and set a dangerous precedent; (3) the approved work complies with the Building Code, which Appellant does not dispute; (4) the roof plan complies with Planning Code Section 141, which Appellant selectively quotes; and (5) Appellant's proposed redesign is infeasible and not properly before the Board. Appellant's real grievance is a failed neighborly negotiation over the loss of a view, which is not a legitimate basis to override a final, fully approved permit.[2]

II. Statement of Facts

3355 Pacific Avenue is a single-family home in Pacific Heights, built in 1926. The Permit Holder acquired it in 2022 and undertook a multi-year remodel, which Appellant concedes is the Permit Holder's "right," adding that there is "no issue with new mechanical equipment per se." (Appeal at p.2)

The rooftop mechanical screening and roof deck Appellant challenges were approved under BPA 202503212827, which expressly covered the roof deck, the mechanical equipment to

[2] Appellant's true grievance—protecting his light, air, and view—is not protected by the City's Code, nor by California law. *Pacifica Homeowners' Assn. v. Wesly Palms Retirement Community (1986) 178 Cal.App.3d 1147, 1152* ("As a general rule, a landowner has no natural right to air, light or an unobstructed view and the law is reluctant to imply such a right")*; see also, Kennedy v. Burnap (1898) 120 Cal. 488.*

be placed thereon, and the parapet and mechanical/acoustic screening.[3] (**Exhibit X**) That permit was not issued over the counter; it went through a full, nearly five month review: the Planning Department approved the scope—including the "new roof deck" and "wind screen for mechanical equipment at the roof"—on April 3, 2025 and re-stamped the revised plans on October 15, 2025; the Building, Structural, Mechanical, Fire, Public Works, and Public Utilities divisions each signed off.[4] (**Exhibit Y**) The permit was approved on October 31, 2025 and issued November 10, 2025. **(Exhibit Y)** The approved plans show a code-compliant one-hour fire-rated parapet "extending 5' above roof" with an acoustic and mechanical screen extending 2' above it, which parapet and screening is building code compliant and necessary to meet the requirements of San Francisco Planning Code Section 141 (discussed below) and the noise limits established in San Francisco Police Code, Article 29. (**Exhibit X**). Immediately after issuance of permit BPA 202503212827, the Building Department sent its customary notice letter to adjacent owners, including Appellant, advising him of the scope of the permit, opportunities to seek more information, and options to appeal the permit. Appellant did not avail himself of such options.

[3] Appellant recites that the parapet is almost 10' tall and extending 50' along the property line. (Appeal at p2.) This is an exaggeration. The approved parapet is 5' tall, with a mechanical/acoustic screen behind it that rises an additional 2', and these structures extend approximately 46' 6" across. (Exhibit X)

[4] Appellant alleges that the approved plans did not include mechanical sheets, and that the City departments failed to review the size and length of the parapet and acoustic screen. (Appeal at p.6). Both assertions are factually inaccurate. The approved plan set for BPA 202503212827 included 39 Mechanical Sheets numbered M0.00 through M9.15, and specifically included M2.14 "Roof Deck Mechanical Plan". Many of the Mechanical Sheets in the approved permit set, including M2.14 show areas of revision, indicating that the applicant responded to City comments about the mechanical plans. The approved plan set also included pages for: "Exterior Details – Parapet" at A8.60, "Proposed Roof Plan" at A2.14, and "Proposed East Elevation" at A3.11. (**Exhibit X**) The details of the roof, including the mechanical equipment thereon and the parapet and acoustic screen and the visual impact of the elevatoin, are shown in detail in the Plans, and any allegation that the City departments did not consider those details ignores the months of review that occurred.

The permit before the Board is a separate trade permit for "new elevator side wiring." (**Exhibit Z**) Appellant concedes it "may not seem related to the roof design." (Appeal at p.3) After a private attempt to renegotiate the roof design failed, Appellant appealed the elevator wiring permit and now asks the Board to reopen the roof design and to consolidate or relocate the equipment and remove or shrink the parapet. (Appeal at pp. 3, 7)

III. Argument

a. The roof design is approved under BPA 202503212827, and the time to appeal that permit expired long ago.

Every feature Appellant attacks—the parapet, the screen, and the equipment placement—was approved under BPA 202503212827 (Appeal at p.21), issued November 10, 2025. Appellant does not claim he timely appealed it.

An appeal to this Board must be filed within a fixed, short period after the department's permit action. (SF Business and Tax Regulations Code Article 1, §8) California courts construing San Francisco's permit-appeal provisions recognize that the clock runs from the specific department action—issuance, denial, or revocation. (*Four Seas Inv. Corp. v. Bd. of Permit Appeals* (1978) 85 Cal. App. 3d 526, 530) Once that window closes without an appeal, the permit is final. (*Save Our Skyline v. Bd. of Permit Appeals (1976) 60 Cal. App. 3d 512, 520–521*)

BPA 202503212827 was issued on November 10, 2025, and was not appealed. The permit is final, and the design it authorized is not subject to further review by this Board.

///

///

b. A tangential electrical-permit appeal cannot reopen a final permit; doing so would exceed the Board's jurisdiction and set a dangerous precedent.

Unable to appeal the building permit, Appellant appeals the elevator-wiring permit and asks the Board to treat it as a vehicle to reopen the roof design. (Appeal at p.3) That fails on two grounds.

Jurisdiction. The Board "is an administrative agency of limited jurisdiction possessing only such powers as have been conferred on it." (*Four Seas Inv. Corp., 85 Cal. App. 3d at 530*) Its review is confined to the permit appealed. In *Four Seas Investment Corp.,* the court held the Board's attempt to reach a permit through a later, collateral event was "gratuitous and extra-jurisdictional." (*Four Seas Inv. Corp., 85 Cal. App. 3d at 531–532*) The only permit properly before the Board here is E202609233483; the roof-design approvals were final almost a year earlier, so the Board cannot revisit them through this appeal.

Appellant's "intertwined" theory—that the elevator shaft sits near the rooftop equipment (Appeal at p.3)—does not help him. Proximity on a roof does not convert a trade permit into a reopening of a separate, final land-use approval, and Appellant concedes the wiring "may not seem related to the roof design." (Appeal at p.3) It *seems* unrelated because it *is* unrelated. The wiring does not determine the parapet's height, the screen's length, or the equipment's placement, and it is not challenged on its own terms.

Precedent. Nearly every substantial project proceeds through a principal building permit followed by trade permits that implement already-approved work. If a neighbor who missed the deadline to appeal a building permit could reopen the approved design by appealing a downstream electrical or plumbing permit, no permit would ever be final, the Board's appeal deadlines would

be meaningless, and the Board would be inundated with disgruntled neighbors seeking to overturn permits once construction is long underway. The finality rule exists to prevent exactly that.[5] (*Save Our Skyline v. Bd. of Permit Appeals (1976) 60 Cal. App. 3d 512, 520–521*)

c. The approved permit complies with the Building Code, and Appellant does not claim otherwise.

The roof work was approved only after the Building and Mechanical divisions, the Fire Department, and other departments reviewed the plans and signed off. (**Exhibit Y**) Appellant nowhere contends the parapet, screen, or roof deck violates the Building Code; he raises no fire, structural, or egress deficiency. His objection is aesthetic—that the screening blocks light, air, and views from his windows (Appeal at p.2)—not that the City approved non-compliant work. Because Appellant identifies no code violation, there is no ground to disturb the permit even if the design were before the Board.

d. Appellant selectively quotes Planning Code Section 141; the roof plan complies with it.

Appellant argues the equipment is "not balanced and integrated with respect to the design of the building," violating Planning Code Section 141. (Appeal at p.6) The argument rests on a selective reading. As Appellant himself quotes, Section 141 requires regulated rooftop features to:

> in all cases be **either** enclosed by outer building walls or parapets, **or** grouped and screened in a suitable manner, **or** designed in themselves so that they are balanced and integrated with respect to the design of the building.

[5] California law's assurance of finality of a validly issued, non-appealed permit mirrors the rule established by the California Supreme Court that a "property owner who, in good faith reliance on a government permit, has performed substantial work and incurred substantial liabilities has a vested right to complete construction under the permit and to use the premises as the permit allows." *Communities for a Better Environment v. So. Coast Air Quality Management Dist., (2010) 48 Cal.4th 310 323.* Together, these cases assure a property owner that once they have a permit to build a thing, they can proceed to build it, regardless of circumstances that come after the original permit.

The provision gives three independent, alternative ways to comply. Enclosure behind a parapet is one; grouping and screening is a second; "balanced and integrated" design is only the third.

Appellant fixates on the third while ignoring the first two. The Permit Holder complied by the first and second: the equipment is enclosed by a parapet and screened—exactly what the approved plans show (**Exhibit X**) and what the Code permits. Because any one alternative satisfies Section 141, the "balanced and integrated" standard Appellant invokes does not apply here.

Appellant also misreads what Section 141 protects. Its stated object is that equipment "be arranged so as not to be visible from any point at or below the roof level of the subject building." (Planning Code §141(a)) It is a screening-and-visibility rule, not a guarantee of light, air, or view to a neighbor, which are the interests Appellant actually asserts (Appeal at p.2).

Indeed, Appellant says he would prefer "no screening at all or a transparent wall" (Appeal at p.6). But Section 141 *requires* screening from view and cannot be read to forbid it.

e. Appellant's proposed design solution is infeasible and not properly before the Board.

Appellant asks the Board to adopt his Exhibit 4—removing the parapet and mechanical screen and relocating rooftop equipment elsewhere (Appeal at p.26). However, the proposal is an annotated sketch drawn on an outdated plan set bearing a December 20, 2023 permit date, which was for a different scope than the approved roof plan. And it ignores the constraints that drove the approved design: the parapet is a one-hour fire-rated assembly carrying an acoustic screen (**Exhibit X**) and deleting the wall to expose "surface ducting only" disregards planning, fire-rating, acoustic, mechanical-clearance, and structural requirements, as well as the operational needs and

efficiencies of the equipment. As one example, compressing all the equipment into the space suggested by Appellant is not possible due to the clearances required for operation and maintenance of the equipment. In any event, as shown by the arguments above, the final roof design is not before the Board on this appeal, and should not even be entertained by the Board.

IV. Conclusion

The roof design Appellant attacks was approved under a permit that became final long before this appeal, and the permit actually under appeal concerns only elevator wiring he does not challenge. The Board lacks jurisdiction to reopen the roof design; the approved work complies with the Building Code, which Appellant does not dispute; the roof plan complies with the only Planning Code section Appellant raises; and Appellant's proposed redesign is both infeasible and beyond the scope of this proceeding. The Permit Holder respectfully requests that the Board **deny the appeal and uphold Electrical Permit No. E202609233483.**

Sincerely,

SSL LAW FIRM LLP
Elizabeth Bridges

EXHIBITS:

Exhibit X: Excerpted pages from approved Plans – BPA 202503212827
Exhibit Y: DBI Record BPA 202503212827
Exhibit Z: Electrical Permit No. E202609233483

EXHIBIT X

Excerpted pages from approved Plans – BPA 202503212827

RESIDENTIAL REMODEL PERMIT SET

San Francisco
Dept. of Building Inspection
Issued 11/10/2025

ALL BUILDING PERMITS REQUIRE
BUILDING INSPECTOR SIGN-OFF

Raymon Louis Ghale - FIRE
FIRE
October 22, 2025

FIRE SAFETY NOTES
- ALL EXITS TO BE MAINTAINED DURING & AFTER CONSTRUCTION
- ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION
- ALL PENETRATIONS TO BE REPAIRED
- MUST MAINTAIN EXISTING FIRE LIFE SYSTEMS DURING CONSTRUCTION

Per Capt. Mann's email , SFFD ladder access is OK

PLAN REVIEW BY SFFD LIMITED TO:
1. FIRE DEPARTMENT ACESS

REVIEWED BY FIRE DEPT.
___RLG_____
___
FIRE DEPT INSPECTIONS NOT REQUIRED

PROJECT DIRECTORY

OWNER'S REPRESENTATIVE
PROJECT MANAGER
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PAUL.ONEILL@CBENGINEERS.COM

WATERPROOFING
FIELDS DESIGN
ERIK GIESEN-FIELDS
510-590-6400

LIGHTING DESIGNER
TUCCI DESIGNER
MARISSA TUCCI; MARISSA@TUCCILIGHTING.COM
660 YORK ST. SUITE 217
SAN FRANCISCO, CA 94110
415-254-1943

PROJECT INFO

PROJECT ADDRESS:	3355 PACIFIC AVENUE SAN FRANCISCO, CALIFORNIA 94118
PARCEL (BLOCK/LOT)	0972 / 014
ZONING:	RH-1
EXISTING CONSTRUCTION TYPE: PROPOSED:	VB VB (NO CHANGE)
EXISTING OCCUPANCY TYPE: PROPOSED:	R3 R3 (NO CHANGE)
EXISTING # DWELLING UNITS: PROPOSED:	1 1 (NO CHANGE)
HISTORIC RESOURCE STATUS:	C - NO HISTORIC RESOURCE PRESENT
ARCHEOLOGICAL SENSITIVITY ZONE:	3
PARCEL AREA:	7,661 SF
EXISTING BUILDING AREA: PROPOSED:	9,081 SF + 1,907 SF UNCONDITIONED BASEMENT 9,437 SF + 1,907 SF UNCONDITIONED BASEMENT
NUMBER OF STORIES: PROPOSED:	3 3 + UNINHABITED BASEMENT (3)
MAX ALLOWABLE BUILDING HEIGHT:	40-X
EXISTING BUILDING HEIGHT: PROPOSED:	40'-0" 40'-0" (NO CHANGE)
REQUIRED SETBACKS:	FRONT = AVG. OF ADJACENT PROPERTIES SIDE = 0'-0" REAR = 30% OF 127'-8" LOT LENGTH @ 38'-3"
EXISTING SPRINKLERS: PROPOSED:	NO SPRINKLERS FULLY SPRINKLERED PER NFPA 13D (PER CBC § 903.3.1.2) (UNDER SEPARATE PERMIT)
PROPOSED EXCAVATION AMOUNT:	15 CU. YD.
FLOOD ZONE:	NO
(3) EXISTING # VEHICLE PARKING SPACES:	2
WATER FLOW INFORMATION:	STATIC 114 PSI RESIDUAL 82PSI FLOW 1500GPM SEE SHEET A0.04 FOR FIELD FLOW TEST

Gabriela Pantoja
PLANNING
October 15, 2025

SFPUC – **Please be advised**
Your plans and fixture count indicate a larger water meter is required. Please apply for a meter upgrade at SFPUC-New Installations, 525 Golden Gate Ave, 2nd Floor, San Francisco, CA 94102, Tel: (415) 551-2900 for more information.

SFPUC – **Capacity Charges**
See attached SFPUC Capacity Charge Invoice for total amount due. DBI will collect charges.

Capacity Charges
Water: $5,662.00
Wastewater: $14,870.00
DC 09/29/25

Diana Chung - SFPUC
PUBLIC UTILITIES COMMISSION
September 29, 2025

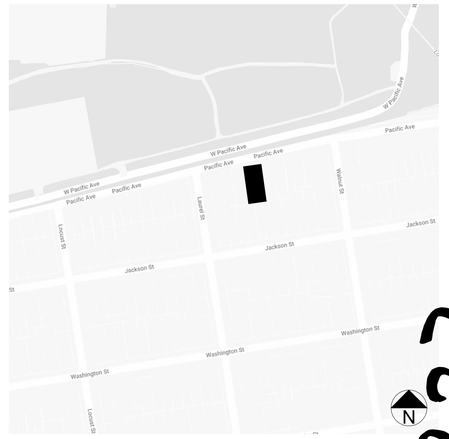
Green Halo Tracking Number Required

Christian Gilmartin MECH
DEPARTMENT OF BUILDING INSPECTION
September 09, 2025

Jason Tjalsma
DEPARTMENT OF BUILDING INSPECTION
September 04, 2025

DENNIS
PUBLIC WORKS
October 27, 2025

VICINITY MAP



PROJECT DESCRIPTION

REVISION TO BPA#S 202108236937 & 202404059401; SCOPE OF WORK INCLUDES NEW INTERIOR REMODEL LAYOUT AT ALL STORIES ABOVE GRADE, INFILL / ENCLOSE UNDER EXISTING DECK, IN-KIND REPLACEMENT OF EXTERIOR WINDOWS, DOORS, SIDING, ROOFING, AND ROOF DECK; ADD ROOF TOP MECHANICAL SCREENING, RECONFIGURE SIDE YARD WALKWAY, ENCLOSURE FOR FUTURE BATTERY ENERGY STORAGE SYSTEM.

RELATED PERMITS

PERMIT #2021-0823-6937
PERMIT #2024-0405-9401

DEFERRED SUBMITTALS

1. FIRE SPRINKLER SYSTEM - NFPA 13D
2. BATTERY STORAGE SYSTEM
(3) 3. MAIN STAIR STRUCTURAL DESIGN

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. ARE REQUIRED BY THE PUBLIC AUTHORITIES. IN THE EVENT OF A CONFLICT. THE MOST STRINGENT REQUIREMENTS SHALL COMPLY. REQUIREMENTS INCLUDE. BUT ARE NOT LIMITED, TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):

A. 2019 CALIFORNIA BUILDING CODE (CBC) WITH SAN FRANCISCO AMENDMENTS
B. 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC) WITH SAN FRANCISCO AMENDMENTS
C. 2019 CALIFORNIA GREEN BUILDING CODE (CAL-GREEN) WITH SAN FRANCISCO AMENDMENTS
D. 2019 CALIFORNIA FIRE CODE (CFC) WITH SAN FRANCISCO AMENDMENTS
E. 2019 CALIFORNIA MECHANICAL CODE (CMC) WITH SAN FRANCISCO AMENDMENTS
F. 2019 CALIFORNIA PLUMBING CODE (CPC) WITH SAN FRANCISCO AMENDMENTS
G. 2019 CALIFORNIA ELECTRICAL CODE (CEC) WITH SAN FRANCISCO AMENDMENTS
H. 2019 CALIFORNIA ENERGY CODE (ENERGY EFFICIENCY STANDARDS) (EEC)
I. AMERICAN NATIONAL STANDARDS INSTITUTE
J. AMERICANS WITH DISABILITIES ACT
K. SAN FRANCISCO PLANNING CODE
L. SAN FRANCISCO HOUSING CODE

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LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2027
STATE OF CALIFORNIA
CHRISTOPHER ROACH, AIA
PRINCIPAL, STUDIO VARA

2025-0321-2827

3355 PACIFIC AVE
SAN FRANCISCO, CA
94118
APN # 0972 / 014

ISSUE	DATE
PERMIT	14 MAR 2025
JOB CODE	
2306	

Revisions
2. REV. TO #2024-0405-9401 14 MAR 2025
3. REV. TO #2025-0321-2827 8 AUG 2025

COVER SHEET

A0.00

MAIN PERMIT SHEET INDEX

SHEET	SHEET NAME	FOUNDATION/GRADING PERMIT SET	RESIDENTIAL REMODEL PERMIT SET	PERMIT PLAN CHECK RESPONSE
MECHANICAL				
M0.00	MECHANICAL COVER SHEET		•	◦
M0.01	MECHANICAL CALCULATIONS		•	◦
M0.02	MECHANICAL SCHEDULES		•	◦
M0.03	MECHANICAL SCHEDULES		•	◦
M0.04	MECHANICAL SCHEDULES		•	◦
M2.09A	VAULT MECHANICAL PLAN SA/RA/OSA		•	◦
M2.09B	VAULT MECHANICAL PLAN EA		•	◦
M2.11	1ST FLOOR MECHANICAL PLAN		•	◦
M2.12	2ND FLOOR MECHANICAL PLAN		•	◦
M2.13	3RD FLOOR MECHANICAL PLAN		•	◦
M2.14	ROOF DECK MECHANICAL PLAN		•	◦
M3.11	1ST FLOOR PIPING PLAN		•	◦
M3.12	2ND FLOOR PIPING PLAN		•	◦
M3.13	3RD FLOOR PIPING PLAN		•	◦
M4.01	MECHANICAL SECTIONS		•	◦
M6.10	MECHANICAL PIPING DIAGRAM		•	◦
M6.20	MECHANICAL VRF REFRIGERANT PIPING DIAGRAM		•	◦
M6.21	MECHANICAL VRF ELECTRICAL DIAGRAM		•	◦
M6.31	MECHANICAL AIRFLOW DIAGRAM		•	◦
M8.01	MECHANICAL DETAILS		•	◦
M8.02	MECHANICAL DETAILS		•	◦
M8.03	MECHANICAL DETAILS		•	◦
M8.04	MECHANICAL DETAILS			
M8.05	MECHANICAL DETAILS			
M9.01	TITLE 24		•	◦
M9.02	TITLE 24		•	◦
M9.03	TITLE 24		•	◦
M9.04	TITLE 24		•	◦
M9.05	TITLE 24		•	◦
M9.06	TITLE 24		•	◦
M9.07	TITLE 24		•	◦
M9.08	TITLE 24		•	◦
M9.09	TITLE 24		•	◦
M9.10	TITLE 24		•	◦
M9.11	TITLE 24		•	◦
M9.12	TITLE 24		•	◦
M9.13	TITLE 24		•	◦
M9.14	TITLE 24		•	◦
M9.15	TITLE 24		•	◦
			•	◦
LIGHTING				
LP1.1	FIRST FLOOR LIGHTING LAYOUT		•	◦
LP1.2	SECOND FLOOR LIGHTING LAYOUT		•	◦
LP1.3	THIRD FLOOR LIGHTING LAYOUT		•	◦
LP2.0	LANDSCAPE LIGHTING LAYOUT		•	◦
LANDSCAPE				
L0.00	LANDSCAPE TITLE SHEET		•	◦
L0.01	LANDSCAPE GENERAL NOTES & ABRV.		•	◦
L2.00	OVERALL LANDSCAPE PLAN		•	◦
L2.11	LANDSCAPE PLAN - REAR YARD		•	◦
L2.12	LANDSCAPE PLAN - PATIO & ROOF		•	◦
L3.00	LANDSCAPE ENLARGED PLANS		•	◦
L5.01	PLANTING PLAN - REAR YARD		•	◦
L5.02	PLANTING PLAN - PATIO & ROOF		•	◦
L6.00	IRRIGATION LEGEND AND NOTES		•	◦
L6.01	IRRIGATION PLAN - FRONT AND BACK YARD		•	◦
L6.03	LANDSCAPE DETAILS		•	◦
L6.04	LANDSCAPE DETAILS		•	◦
L6.05	LANDSCAPE DETAILS		•	◦
L6.06	IRRIGATION WATER CALCULATIONS		•	◦
L8.00	LANDSCAPE ASSEMBLIES		•	◦
L8.01	LANDSCAPE DETAILS		•	◦
L8.30	LANDSCAPE FIREPLACE		•	◦

M3.09 - VAULT PIPING PLAN

M4.02 - MECHANICAL SECTIONS

M6.22 - MECHANICAL WIRING DIAGRAM

MAIN PERMIT SHEET INDEX

SHEET	SHEET NAME	FOUNDATION/GRADING PERMIT SET	RESIDENTIAL REMODEL PERMIT SET	PERMIT PLAN CHECK RESPONSE
STRUCTURAL				
S0.0	COVER SHEET	•	•	◦
S0.1	CITY OF SAN FRANCISCO FORMS & REVIEW LETTERS		•	◦
S0.2	GENERAL NOTES	•	•	◦
S2.00	FOUNDATION PLAN	•	•	◦
S2.10	FIRST FLOOR FRAMING PLAN	•	•	◦
S2.20	SECOND FLOOR FRAMING PLAN		•	◦
S2.30	THIRD FLOOR FRAMING PLAN		•	◦
S2.40	ROOF FRAMING PLAN		•	◦
S2.50	LANDSCAPE PLANS		•	◦
S2.60	ENLARGED PLANS - ROOF		•	◦
S3.10	BUILDING SECTIONS	•	•	◦
S3.11	BUILDING SECTIONS		•	◦
S3.20	LANDSCAPE SECTIONS		•	◦
S3.30	MAIN HOUSE BUILDING SECTIONS		•	◦
S4.10	NORTH ELEVATION		•	◦
S4.20	PARTIAL EAST & WEST ELEVATIONS		•	◦
S4.30	PARTIAL SOUTH ELEVATION		•	◦
S5.10	CONCRETE DETAILS	•	•	◦
S5.11	CONCRETE DETAILS	•	•	◦
S5.20	CONCRETE DETAILS	•	•	◦
S5.21	CONCRETE DETAILS		•	◦
S5.22	CONCRETE DETAILS		•	◦
S5.30	CONCRETE DETAILS	•	•	◦
S5.40	CONCRETE DETAILS		•	◦
S5.50	CONCRETE DETAILS		•	◦
S5.60	CONCRETE DETAILS		•	◦
S7.10	STEEL DETAILS	•	•	◦
S7.20	STEEL DETAILS	•	•	◦
S7.30	STEEL DETAILS	•	•	◦
S7.40	BRACED FRAME DETAILS		•	◦
S7.41	BRACED FRAME DETAILS		•	◦
S7.50	MOMENT FRAME DETAILS		•	◦
S7.51	MOMENT FRAME DETAILS		•	◦
S7.52	MOMENT FRAME DETAILS		•	◦
S8.10	WOOD TYPICAL DETAILS		•	◦
S8.11	WOOD TYPICAL DETAILS		•	◦
S8.20	WOOD SHEAR WALL DETAILS		•	◦
S8.21	WOOD SHEAR WALL DETAILS		•	◦
S8.22	WOOD SHEAR WALL DETAILS		•	◦
S8.30	WOOD TIEDOWN DETAILS		•	◦
S8.40	WOOD DETAILS		•	◦
		•		
S9.11	STAIR DETAILS		•	◦
CIVIL				
C-1.0	TITLE SHEET	•	•	◦
C-2.0	PAD GRADING, DRAINAGE, & UTILITIES	•	•	◦
C-3.0	ON-SITE GRADING & DRAINAGE PLAN	•	•	◦
C-3.1	ON-SITE UTILITY PLAN		•	◦
C-4.0	DETAILS	•	•	◦
C-5.0	GRADING SPECIFICATIONS	•	•	◦
C-5.1	GRADING SPECIFICATIONS	•	•	◦
ER-1	EROSION CONTROL PLAN	•	•	◦
ER-2	EROSION CONTROL DETAILS		•	◦

MAIN PERMIT SHEET INDEX

SHEET	SHEET NAME	FOUNDATION/GRADING PERMIT SET	RESIDENTIAL REMODEL PERMIT SET	PERMIT PLAN CHECK RESPONSE
GENERAL				
A0.00	COVER SHEET	•	•	◦
A0.01	SHEET INDEX		•	◦
A0.02	GENERAL NOTES & SYMBOLS	•	•	◦
A0.03	GENERAL NOTES & SYMBOLS		•	◦
A0.04	LETTERS, APPROVALS, & EXEMPTIONS	•		
A0.05	GS5		•	◦
A0.10	EGRESS DIAGRAMS		•	◦
A0.11	DEMOLITION DIAGRAMS & CALCULATIONS		•	◦
ARCHITECTURAL				
A1.01	EXISTING / DEMO SITE PLAN	•	•	◦
A1.11	PROPOSED SITE PLAN	•	•	◦
A2.01	EXISTING / DEMO 1ST FLOOR PLAN	•	•	◦
A2.02	EXISTING / DEMO 2ND FLOOR PLAN	•	•	◦
A2.03	EXISTING / DEMO 3RD FLOOR PLAN	•	•	◦
A2.04	EXISTING / DEMO ROOF PLAN		•	◦
A2.10	VAULT PLAN	•	•	◦
A2.11	PROPOSED 1ST FLOOR PLAN	•	•	◦
A2.12	PROPOSED 2ND FLOOR PLAN	•	•	◦
A2.13	PROPOSED 3RD FLOOR PLAN	•	•	◦
A2.14	PROPOSED ROOF PLAN		•	◦
A2.31	PROPOSED 1ST FLOOR RCP		•	◦
A2.32	PROPOSED 2ND FLOOR RCP		•	◦
A2.33	PROPOSED 3RD FLOOR RCP		•	◦
A3.00	EXISTING / DEMO NORTH ELEVATION		•	◦
A3.01	EXISTING / DEMO EAST ELEVATION		•	◦
A3.02	EXISTING / DEMO SOUTH ELEVATION		•	◦
A3.03	EXISTING / DEMO WEST ELEVATION		•	◦
A3.04	EXISTING / DEMO BREEZEWAY ELEVATIONS		•	◦
A3.10	PROPOSED NORTH ELEVATION		•	◦
A3.11	PROPOSED EAST ELEVATION		•	◦
A3.12	PROPOSED SOUTH ELEVATION		•	◦
A3.13	PROPOSED WEST ELEVATION		•	◦
A3.14	PROPOSED BREEZEWAY ELEVATIONS		•	◦
A3.20	EXISTING / DEMO N-S SECTION	•	•	◦
A3.21	EXISTING / DEMO W-E SECTION	•		
A3.30	PROPOSED N-S SECTION	•	•	◦
A3.31	PROPOSED N-S SECTION	•	•	◦
A3.35	PROPOSED W-E SECTION		•	◦
A4.03	PROPOSED WALL SECTIONS		•	◦
A5.01	ENLARGED PLANS - FIRST FLOOR		•	◦
A5.02	ENLARGED PLANS - SECOND FLOOR		•	◦
A5.03	ENLARGED PLANS - THIRD FLOOR		•	◦
A6.01	STAIR - VAULT	•	•	◦
A6.02	STAIR - FIRST TO THIRD FLOOR		•	◦
A6.03	STAIR - SECOND FLOOR TO ROOF		•	◦
A6.04	STAIR - EXTERIOR ENTRANCE		•	◦
A6.08	STAIR DETAILS & A6.09		•	◦
A7.10	DOOR SCHEDULE - VAULT	•		
A7.11	EXTERIOR DOOR SCHEDULE		•	◦
A7.12	INTERIOR DOOR SCHEDULE		•	◦
A7.13	WINDOW & SKYLIGHT SCHEDULES		•	◦
A8.00	ASSEMBLIES - VAULT	•		
A8.01	ASSEMBLIES - EXTERIOR WALLS		•	◦
A8.05	ASSEMBLIES - INTERIOR WALLS		•	◦
A8.06	ASSEMBLIES - INTERIOR WALLS		•	◦
A8.10	ASSEMBLIES - FLOORS AND ROOF		•	◦
A8.41	EXTERIOR WINDOW DETAILS		•	◦
A8.42	EXTERIOR DOOR & WINDOW DETAILS		•	◦
A8.60	EXTERIOR DETAILS - PARAPET		•	◦
A8.61	EXTERIOR DETAILS - ROOF		•	◦
A9.00	STANDARD DETAILS		•	◦
		•		
		•		

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SHEET INDEX

A0.01

PROPOSED ROOF KEYNOTES

1. (E) PARAPET TO REMAIN
2. MECHANICAL EQUIPMENT, S.M.D.
3. (N) STAIR AND GUARDRAIL
4. GFCI ELECTRICAL OUTLET ON BOLLARD
5. (N) SKYLIGHT, SEE SKYLIGHT SCHEDULE
6. ROOF DECK AND PLANTERS, SEE LANDSCAPE DRAWINGS
7. FURNITURE, MAX. 100LBS, SEE LANDSCAPE DRAWINGS
8. (E) CHIMNEY
9. AREA OF (N) ROOF FRAMING, S.S.D.
10. PV ARRAY, REPLACE IN KIND.

PROPOSED ROOF KEYNOTES

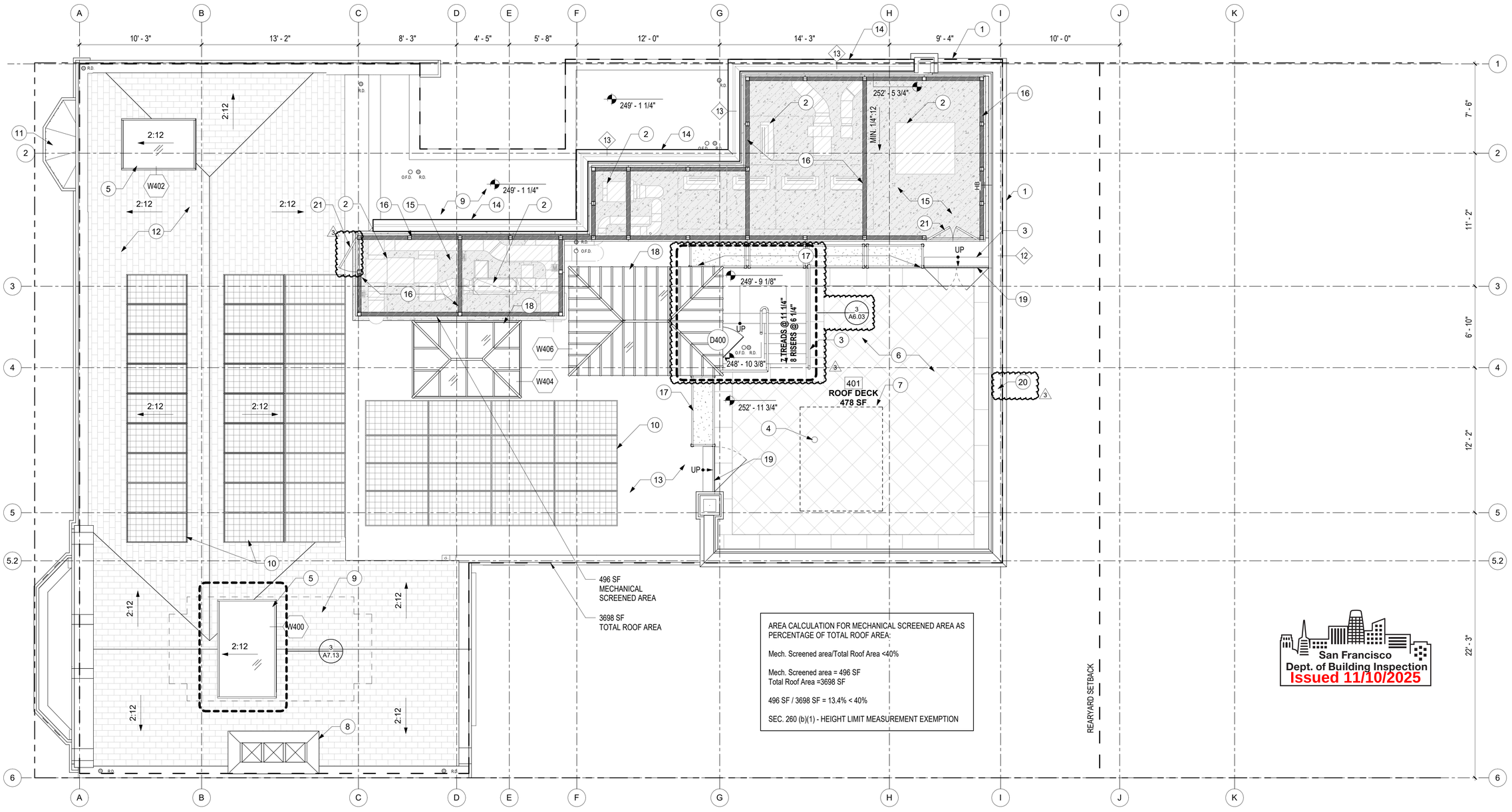
11. (N) METAL ROOF, REPLACE IN KIND.
12. (N) SLATE SHINGLE ROOFING, REPLACE IN KIND.
13. (N) ROOFING ASSEMBLY, TYP.
14. (N) PARAPET 1 HR RATED
15. (N) 2" THICK LIGHTWEIGHT CONCRETE EQUIPMENT PAD, 2% SLOPE MIN.
16. (N) MECHANICAL EQUIPMENT ACOUSTICAL SCREEN
17. (N) PLANTER PARTITION
18. (E) SKYLIGHT, SEE SKYLIGHT SCHEDULE
19. PROPOSED SERVICE GATE
20. (N) PARAPET SEE DETAIL 1/A8.60
21. <varies>

GENERAL NOTES - PLAN

1. FOR MECHANICAL, SEE APPROPRIATE ENGINEERING DRAWINGS, ~~SEE SHORING,~~ CIVIL DRAWINGS.
2. CONTRACTOR TO VERIFY ALL ELECTRICAL, WATER AND GAS CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT WITH MANUFACTURER SPECIFICATIONS.
3. PLANS SHALL COMPLY WITH TITLE 24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES.
4. SPRINKLERS SHALL BE LOCATED TO PROTECT ALL AREAS OF A DWELLING UNIT PER CBC §903.3.1.2 & NFPA 13R, FIRE SPRINKLER SYSTEM TO BE UNDER DEFERRED SUBMITTAL.
5. NFRC TEMPORARY LABELING ON ALL WINDOWS SHALL NOT BE REMOVED UNTIL INSPECTED BY THE ENFORCEMENT AGENCY.
6. PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD. FIXTURES TO COMPLY W/ CAL GREEN.
7. HATCHES INDICATING FLOOR FINISHES ARE REPRESENTATIVE ONLY. SEE ENLARGED PLANS, SPECIFICATIONS AND SCHEDULES.
8. DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
9. LANDSCAPE SHOWN FOR REFERENCE ONLY.
10. A/V TO BE DESIGN BUILD. SEE A/V PACKAGE FOR ANY CEILING MTD. SPEAKERS, DOOR CHIMES, AND SECURITY DEVICES. CONFIRM DEVICE LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION.
11. SEE GENERAL NOTES SHEETS A0.02, A0.03 FOR ADDITIONAL REQUIREMENTS.
12. CONTRACTOR TO COORDINATE STRUCTURAL REQUIREMENTS FOR ATTACHMENT OF PHOTOVOLTAIC PANELS WITH ROOFING INSTALLER.
13. ~~FOR APPLIANCES AND EQUIPMENT, SEE SCHEDULES.~~
14. ~~FOR ELECTRICAL AND LIGHTING SPECS, SEE SCHEDULES.~~
15. ~~FOR INTERIOR FINISHES, SEE SCHEDULES.~~
16. ~~FOR MILLWORK, SEE SCHEDULES.~~
17. FOR DOORS, WINDOWS AND WINDOW SHADES, SEE SCHEDULES.
18. SEAL AROUND PIPE, CABLE, CONDUIT, AND OTHER OPENINGS IN EXTERIOR WALL WITH CEMENT MORTAR OR DBI-APPROVED SIMILAR METHOD FOR RODENT PROOFING
19. CONSTRUCTION & DEMOLITION (C&D) DISCARDS: 100% OF MIXED C&D DEBRIS MUST BE TAKEN BY A REGISTERED TRANSPORTER TO A REGISTERED FACILITY AND PROCESSED FOR RECYCLING DEMONSTRATE ≥65% RECOVERY
20. ALL STEEL COLUMNS, BEAMS, AND UNDERSIDE OF PAN DECK IN VAULT, MECHANICAL TRENCH AND NATATRIUM TO BE COATED PER SPECIFICATIONS.
21. STEEL STAIR AND GUARDRAIL TO BE COATED PER SPECIFICATIONS
22. ALL EXPOSED FIRE SPRINKLER PIPING TO BE COATED PER SPECIFICATIONS.

LEGEND - PROPOSED ROOF PLAN

- PROPERTY LINE
- SETBACK LINE
- EXISTING WALL
- PROPOSED PARAPET
- MECHANICAL EQUIP. ACOUSTICAL SCREEN
- FIRE SEPARATION WALL
- FINISHED FLOOR ELEVATION
- DS — DOWNSPOUT
- FD — FLOOR DRAIN



AREA CALCULATION FOR MECHANICAL SCREENED AREA AS PERCENTAGE OF TOTAL ROOF AREA:

Mech. Screened area/Total Roof Area <40%

Mech. Screened area = 496 SF
Total Roof Area =3698 SF

496 SF / 3698 SF = 13.4% < 40%

SEC. 260 (b)(1) - HEIGHT LIMIT MEASUREMENT EXEMPTION

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1 **PROPOSED ROOF PLAN**
1/4" = 1'-0"

N

0' 2' 4' 8' 16'

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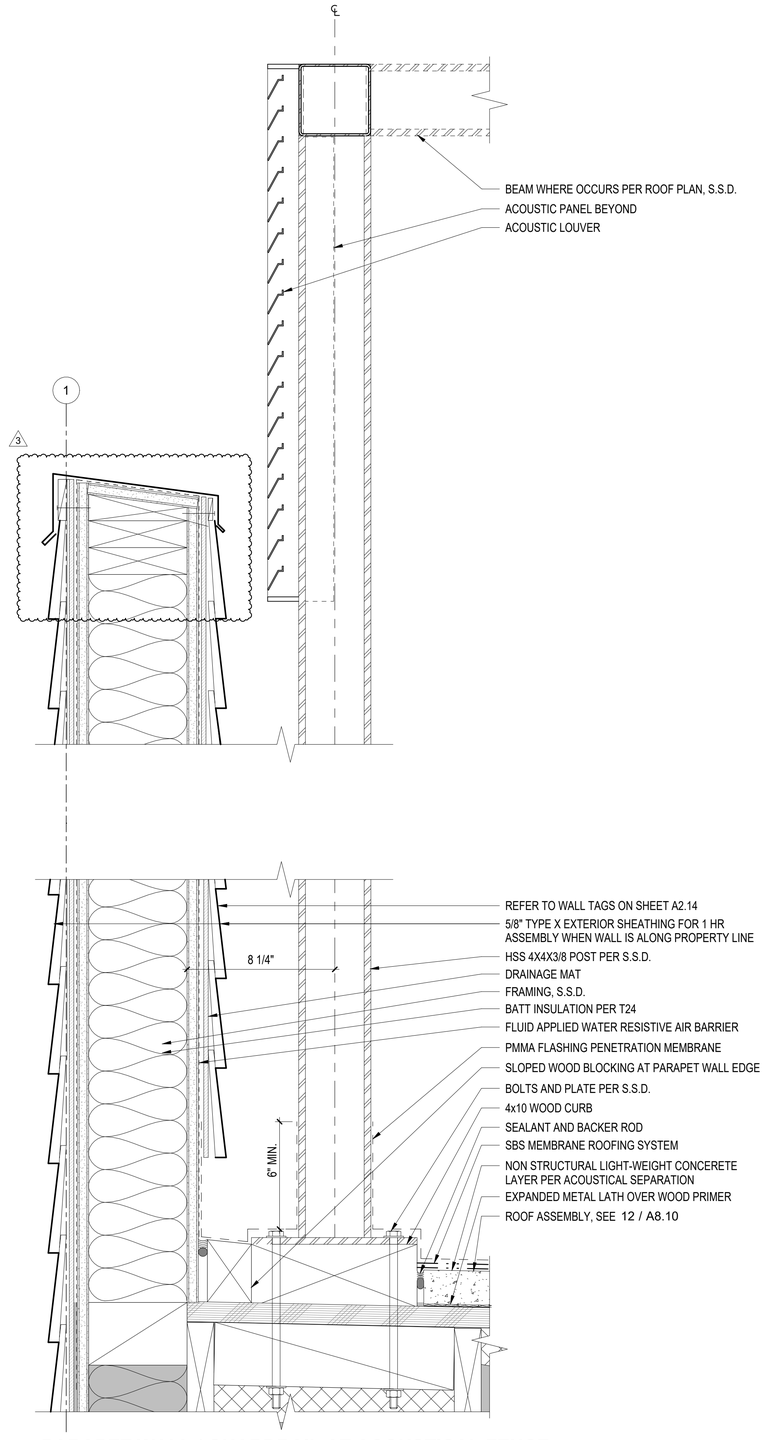
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PROPOSED ROOF PLAN

2

A2.14

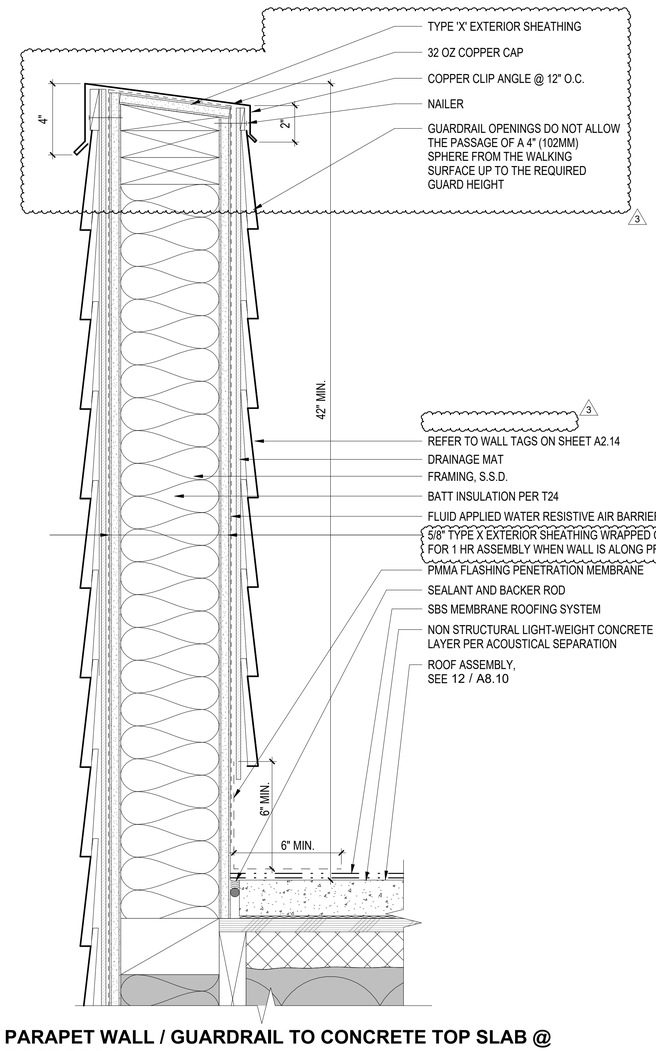


3 **PARAPET WALL / GUARDRAIL AT ACOUSTICAL FENCE**
3" = 1'-0"

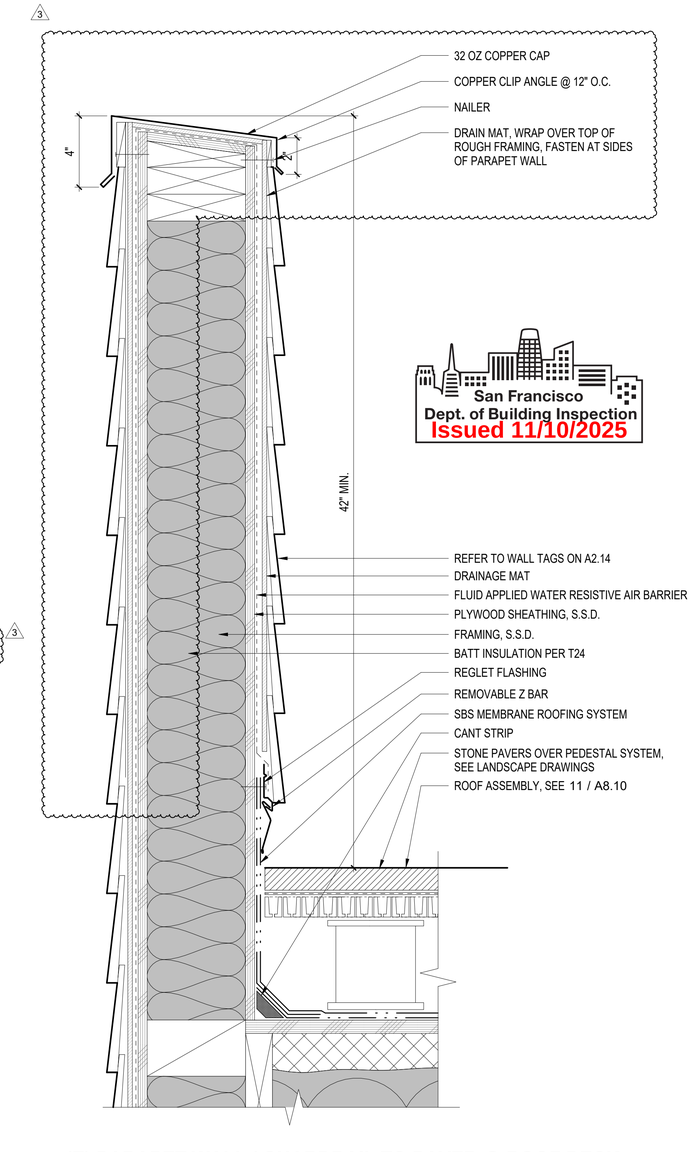
705.11.1 PARAPET CONSTRUCTION.

PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES (457 MM), INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL BE NOT LESS THAN 30 INCHES (762 MM) ABOVE THE POINT WHERE THE ROOF SURFACE AND THE WALL INTERSECT. WHERE THE ROOF SLOPES TOWARD A PARAPET AT A SLOPE GREATER THAN 2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (16.7-PERCENT SLOPE), THE PARAPET SHALL EXTEND TO THE SAME HEIGHT AS ANY PORTION OF THE ROOF WITHIN A FIRE SEPARATION DISTANCE WHERE PROTECTION OF WALL OPENINGS IS REQUIRED, BUT THE HEIGHT SHALL BE NOT LESS THAN 30 INCHES (762 MM)

3



2 **PARAPET WALL / GUARDRAIL TO CONCRETE TOP SLAB @ ROOF DECK**
3" = 1'-0"



1 **(E) PARAPET WALL / GUARDRAIL TO PAVER @ ROOF DECK**
3" = 1'-0"

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EXTERIOR DETAILS - PARAPET

A8.60

SHEET NOTES - ELEVATION

1. GRIDLINES ARE DIMENSIONED TO STRUCTURE U.O.N.

2. ALL GRID LINE LOCATIONS TO BE VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIETLY OF ANY DISCREPANCIES BETWEEN ACTUAL AND DIMENSIONED GRID LINE MEASUREMENTS.

3. FOR MECHANICAL AND STRUCTURAL SEE APPROPRIATE ENGINEER'S DRAWINGS.

4. LANDSCAPE SHOWN FOR REFERENCE ONLY. ANY LANDSCAPE WORK TO BE PERMITTED SEPARATELY.

5. CONTRACTOR TO VERIFY ALL ELECTRICAL, WATER, AND GAS CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT WITH MANUFACTURER SPECIFICATIONS.

6. PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY. INSTALLATION SHALL BE REVIEWED FOR CODE COMPLIANCE BY THE BUILDING INSPECTOR IN THE FIELD.

7. HATCHES INDICATING FINISHES ARE REPRESENTATIVE ONLY. SEE NOTES OR SCHEDULES.

8. ALL SHEET METAL FLASHINGS, INCLUDING PLUMBING AND MECHANICAL PENETRATION FLANGES, TO BE SET IN SEALANT AND FLASHED INTO WATERPROOFING ASSEMBLY.

9. SEE NOTES ON PLAN AND WINDOW SCHEDULE FOR EGRESS, RESTRICTORS, AND SAFETY GLASS.

10. SEE TITLE 24 REPORT FOR INSULATION & VALUES.

11. SEE ROOF PLAN FOR LOW SLOPE ROOF DRAINAGE.

12. WINDOWS TO PROVIDE NATURAL LIGHT OF 8% OF FLOOR AREA PER CBC 1205.2. SEE TABLE WITH CALCULATIONS.

13. WINDOWS TO PROVIDE NATURAL VENTILATION OF 4% OF FLOOR AREA PER CBC 1203.4.1. SEE PLANS.

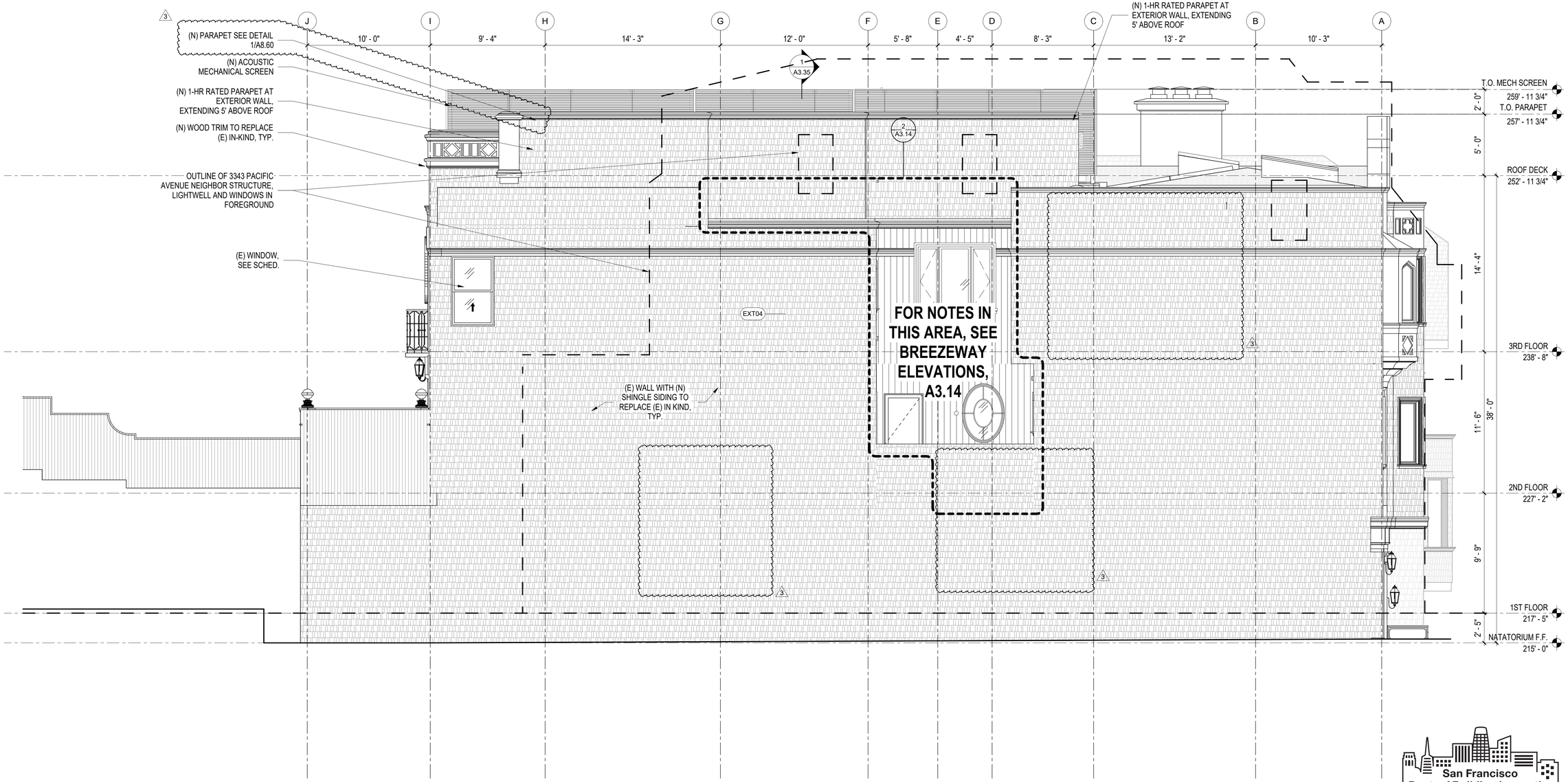
14. ALL WOOD IN DIRECT CONTACT W/ CONCRETE TO BE PRESSURE TREATED (P.T.).

LEGEND - EXTERIOR FINISHES

- EXT04 - WOOD SHINGLE SIDING
- EXT05 - CEMENT PLASTER SIDING
- EXT08 - VERTICAL WOOD SHIPLAP SIDING
- GLAZING, SEE NOTES

LEGEND - PROPOSED ELEVATION

- PROPERTY LINE
- SETBACK LINE
- FINISHED FLOOR ELEVATION
- EXT00 — EXTERIOR FINISH TAG, SEE EXTERIOR FINISH LEGEND



1 **PROPOSED EAST ELEVATION**
1/4" = 1'-0"

0' 2' 4' 8' 16'

San Francisco
Dept. of Building Inspection
Issued 11/10/2025

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN
3130 20th St.
Suite 190
San Francisco
California 94110
415.826.1367
STUDIOVARA.COM

LICENSED ARCHITECT
CHRISTOPHER ROACH
C-30364
RENEWAL 10.31.2027
STATE OF CALIFORNIA

CHRISTOPHER ROACH, AIA
PRINCIPAL, STUDIO VARA

3355 PACIFIC AVE
SAN FRANCISCO, CA
94118
APN # 0972 / 014

ISSUE	DATE
PERMIT	14 MAR 2025
JOB CODE	
2306	

Revisions

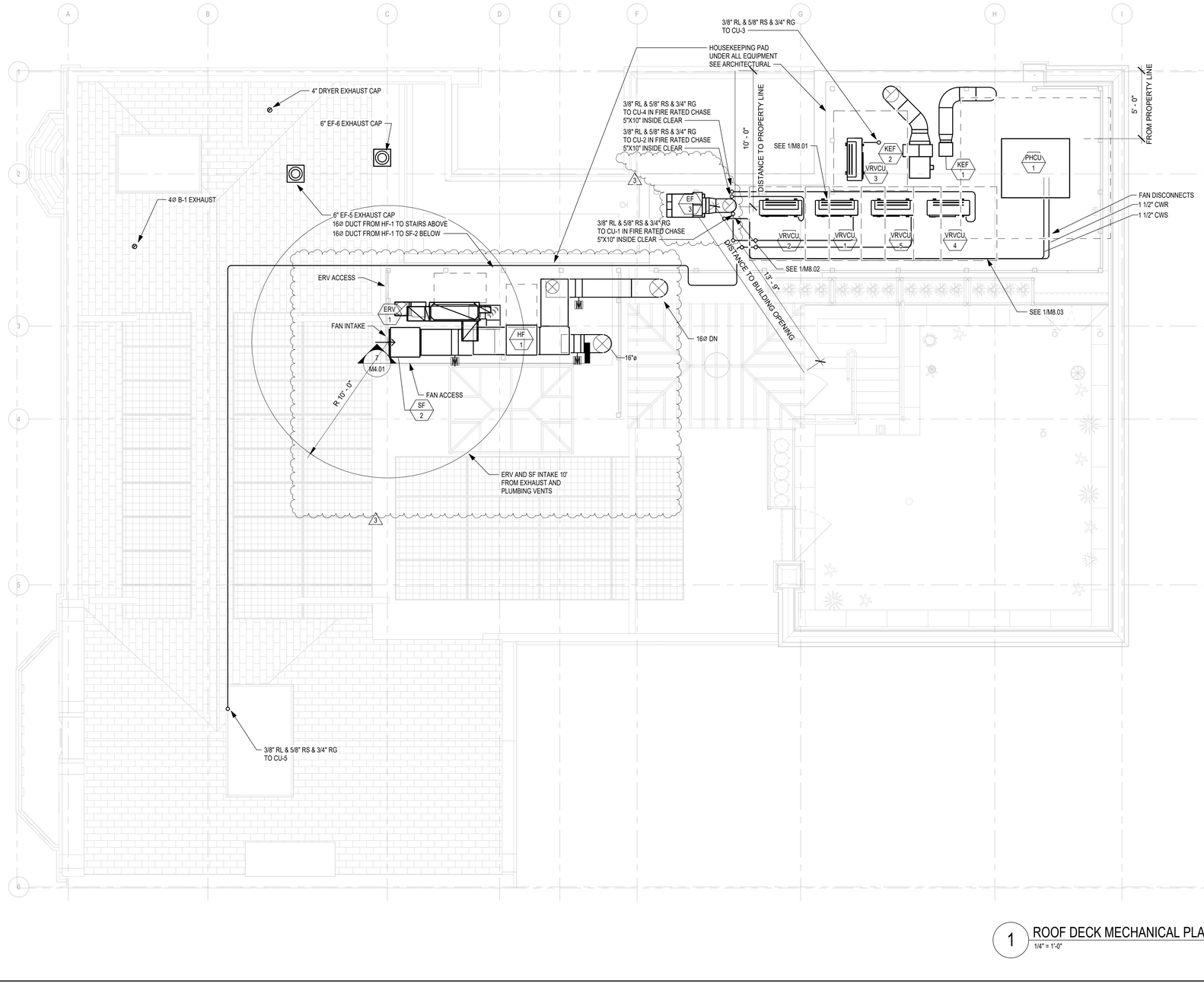
2 REV. TO #2024-0405-9401 14 MAR 2025
1 REV. TO #2025-0321-2827 8 AUG 2025

PROPOSED EAST ELEVATION

2

A3.11

KEYED NOTES ⟨X⟩



1 ROOF DECK MECHANICAL PLAN SA/RA/OSA
1/4" = 1'-0"

1/4" = 1'-0" 2' 0 4' 8'

PROJECT NORTH

San Francisco
Dept. of Building Inspection
Issued 11/10/2025

VARA STUDIO
ARCHITECTURE, URBANISM + DESIGN

CB ENGINEERS
Building Experience
449 10th Street
San Francisco, CA 94103
Tel: (415) 437-7330 Fax: (415) 437-7333

REGISTERED PROFESSIONAL ENGINEER
PAUL O'NEILL
No. M29440
Exp. 6.30.27
STATE OF CALIFORNIA

3355 PACIFIC AVE
SAN FRANCISCO, CA
94118

ISSUE	DATE
MAIN PERMIT	FEB 20, 2025
JOB CODE	
23016	

Revisions

3	REVISION	08/15/2025

ROOF DECK MECHANICAL PLAN

M2.14

C:\Users\jason.hewitt\Documents\2024 23016 3355 Pacific Mech_jason.hewitt.rvt

8/15/2025 11:50:54 AM

EXHIBIT Y

DBI Record BPA 202503212827

Permit Details Report

Report Date: **11/2/2026 3:57:45 PM**

Application Number: 202503212827
Form Number: 3
Address(es): 0972 / 014 / 0 3355 PACIFIC AV
Description: REVISION 202108236937 AND REF 202404059401- CHANGES TO INTERIOR LAYOUT INFILL ENCLOSE UNDER (E) DECK, IN KIND REPLACMENT OF WINDOWS, DOORS, SIDING, AND ROOF DECK ADD ROOFTOP MECHANICAL SCREENING, RECONFIGURE SIDE YARD WALKWAY MECH FOR FUTURE BATTERY STORAGE SYSTEM
Cost: $100,001.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
4/15/2025	TRIAGE	OTC TO IN-HOUSE
5/5/2025	FILING	
5/5/2025	FILED	
10/31/2025	APPROVED	
11/10/2025	ISSUED	

Contact Details:

Contractor Details:

License Number: 621244
Name: CHARLES JOHN MAZZOLA
Company Name: FMA BUILDERS
Address: 665 03RD ST * SAN FRANCISCO CA 94107-0000
Phone: 5225930

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		3/21/25	3/21/25			3/21/25	MASOUD HAMIDI	Administrative	
CP-ZOC		4/3/25	4/3/25			4/3/25	PANTOJA GABRIELA	Approved	Approved the interior remodel of an existing SFH, in-kind replacement of windows/doors and siding, new roof deck, wind screen for mechanical equipment at the roof, and on-grade stairs in rear yard. GP 4/3/2025
PERMIT-CTR		4/10/25	4/15/25			5/1/25	YAMAMURA WENDY	Approved	Interagency Completeness Review
CPB		5/2/25	5/2/25			5/5/25	SONG SUSIE	Administrative	5/5/25: PAYMENT RECEIVED. TO PPC. SS 5/2/25: ADD CP-ZOC TO ROUTING TO RESTAMP APPLICATION FORM. BB FOLDER CREATED. PENDING PAYMENT. SS 5/1/25: CPB STAGE 2 COMPLETED. SS 4/30/25: RESUBMISSION. PENDING COMPLETENESS REVIEW. SS 4/15/25: OTC TO EPR FORM 3 CONVERSION. CPB STAGE 1 COMPLETED. PENDING COMPLETENESS REVIEW. PLEASE CONTACT SFPLANREVIEW@SFGOV.ORG FOR QUESTIONS. SS
CP-ZOC		5/5/25	10/15/25			10/15/25	PANTOJA GABRIELA	Approved	Re-stamp revised plan set. GP 10/15/2025
BLDG		5/5/25	6/10/25			6/18/25	TJALSMA JASON	Issued Comments	Include original referenced drawings, show existing condition rather than previous approved layout as this is a revision permit that will supercede the old plans
BLDG	1	9/8/25	9/4/25			9/4/25	TJALSMA JASON	Approved	

PAD-STR		5/5/25	6/10/25			6/18/25	TJALSMA JASON	Issued Comments	issued
PAD-STR	1	9/8/25	9/4/25			9/4/25	TJALSMA JASON	Approved	
MECH		5/5/25	6/25/25			7/16/25	GILMARTIN CHRISTIAN	Issued Comments	Initial Review. 31 Comments. Additional Review time, Awaiting QC. Initial Review. In Progress.
MECH	1	9/9/25	9/9/25			9/9/25	GILMARTIN CHRISTIAN	Approved	Rev 1. Approved.
MECH-QC		7/15/25	7/15/25			7/15/25	SHAIKH MOHSIN	Approved	QC comments discussed with CG.
SFFD		5/5/25	5/21/25			5/21/25	RHAB BOUGHN	Issued Comments	Applicant applied for a Fire-Only Pre-App after submitting plans (4/15/25 OTC >> 5/5/25 In-House) which effects this review; payment received prior to in-house review assignment; pre-app scheduled 5/30/25; initiate review pending result of pre-app Routed to RB on 05/06/25-TK.
SFFD	1	6/11/25	6/11/25			6/11/25	RHAB BOUGHN	Issued Comments	6/11/25: not approved; issued comments in bluebeam; revised plans required
SFFD	2	9/3/25	9/10/25			9/10/25	GHALE RAYMON LOUIS	Issued Comments	issued comment,see attached file . RLG 9/3/25 Assigned to Raymon Louis-Ghale, EZ.
SFFD	3	10/20/25	10/20/25			10/20/25	GHALE RAYMON LOUIS	Issued Comments	Not approved , issued comments rev.1 on bb, see attached document , RLG
SFFD	4	10/22/25	10/22/25			10/22/25	GHALE RAYMON LOUIS	Approved	Approved rev.1 on bb per Capt. Manns email, inspection is not required , SFFD scope is limited to access only. RLG
DPW-BSM		5/5/25	5/15/25			5/27/25	LEUNG PATRICIA	Approved	No alteration or reconstruction of City Right-of-Way under this permit.
DPW-BSM	4	10/22/25	10/27/25			10/27/25	DENNIS RASSENDYLL	Approved	No alteration or reconstruction of City Right-of-Way under this permit
DPW-BUF		5/5/25	7/2/25			7/2/25	MAUTNER ALLEGRA	Not Applicable	Does not trigger Article 16 Section 806(d). No protected trees. Existing planters in PROW are above grade and require MSE with Bureau of Permits. The proposed Sidewalk Landscape Permit from 2012 does not cover raised planters and would need to be formalized with an MSE through Public Works Bureau of Permits.
SFPUC		5/5/25	5/27/25			5/27/25	CHUNG DIANA	Issued Comments	Issued Comments. Please refer to the comments sent via email to the permit expediter and made in Bluebeam. - 05/27/25. Assigned for review by Charlene Fung. - 05/05/25.
SFPUC	1	8/27/25	9/29/25			9/29/25	CHUNG DIANA	Approved	EPR - Permit has been assessed a Capacity Charge. DBI will collect. See Invoice uploaded to Bluebeam. - 09/29/25.
PPC		5/5/25	5/5/25			10/30/25	PHAM ANH HAI	Administrative	10/30/25 08:23 AM Invite sent to CPB to start issuance process; HP 10/28/25: Applicant need to update Licensed Architect stamp to be up to date (current shows renewal date of 10/31/2025), and update sheet index to match drawing set, sheet A0.04, M3.09, M4.02. M6.22 not listed on the sheet index, sheet M9.16 & M9.17 listed on sheet index but not found on REV1 drawing set. Please update in Bluebeam session and contact PPC at dbi.ppcrequest@sfgov.org; HP 10/22/25: Invite sent to DPW-BSM to review and stamp REV1 drawing; HP 5/5/25: Invite sent to applicant to join BB session; HP 5/5/25: Bluebeam session created, invite sent to CP-ZOC, BLDG, PAD-STR, MECH, SFFD, DPW-BSM, DPW-BUF & SFPUC

									to start electronic plan review; HP
CPB		10/30/25	10/31/25			11/10/25	VICTORIO CHRISTOPHER	Administrative	11/10/2025: Issued. Blue Beam links & job card sent via e-mail, CV 11/05/2025: Licensed Contractor's Statement received, Invoice Sent, CV 10/31/2025: Documents received, Final Declaration only accepatble; LCS outdated, CV 10/31/2025: Document Request sent via e-mail, CV

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
10/15/2026	Peter Wynne	REINFORCING STEEL	REINFORCING STEEL
9/25/2026	Peter Wynne	ROUGH FRAME	OK TO COVER
9/14/2026	Peter Wynne	ROUGH FRAME, PARTIAL	SITE VERIFICATION
1 2 3			

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			IE1	CF2R-LTG-01-E - LIGHTING - SINGLE FAMILY DWELLINGS	
0			24F	OTHERS	shoring (by shoring engineer; pool construction (by pool engineer)
0			IB3	CF2R-ENV-03-E - INSULATION INSTALLATION	
0			IB57	CF2R-MCH-01-E - SPACE CONDITIONING SYSTEMS DUCTS AND FANS	
0			IB58	CF2R-MCH-20-H - DUCT LEAKAGE DIAGNOSTIC TEST	
0			IB18	CF2R-MCH-21-H - DUCT LOCATION	
0			IB59	CF2R-MCH-22-H - SPACE CONDITIONING SYSTEM FAN EFFICACY	
0			IB62	CF2R-MCH-25-H - REFRIGERANT CHARGE VERIFICATION	
0			IB27	CF2R-MCH-26-H - RATED SPACE CONDITIONING SYSTEM EQUIPMENT VERIFICATION	
0			IB63	CF2R-MCH-27-H - INDOOR AIR QUALITY AND MECHANICAL VENTILATION	
1 2 3 4					

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.

City and County of San Francisco © 2026

EXHIBIT Z

Electrical Permit No. E202609233483

City and County of San Francisco
Department of Building Inspection

Daniel Lurie, Mayor
David Kane, S.E., Interim Director

ELECTRICAL PERMIT

Permit Issued By: DJONAS

PERMIT# ***E202609233483***

CUSTOMER COPY

Permit Issued date: ***09/23/2026 09:07:31 AM***

Printed on: 09/23/2026 09:07:34 AM

Job Address	Block/Lot/Structure Number	Unit	District
3355 PACIFIC AV	0972/014/0		1

Occupancy: Residential | Floor/Suite: | Valuation: $0.00

Owner Name
DEFINITE DREAM LLC

Phone | Phone2 | Homeowner permit approved by

Contractor Company Name	License	Class	License Exp Date	Business Lic#
DIAMOND ELEVATOR INC	972831	C11	31-MAY-28	0473354

Address	City	State	Zip Code	Office Phone#	Mobile Phone#
38 BETA CT C3	SAN RAMON	CA	94583-0000	(925)831-1168	(925)831-1168

Applicant/Occupant Name: SCOTT ZOETEWEY | Phone: ( ) -

EID Use Only: | Building Appln. No: 202108236937 | Plumbing permit No:

APPLICANT'S DESCRIPTION OF WORK:

TO COMPLY WITH COMMON NEW ELEVATOR SIDE WIRING. REFER TO PERMIT EW202512121507

INSPECTOR'S COMMENT:

Fees

Fee Type	Date Paid	Receipt	Amount	Fee Type	Date Paid	Receipt	Amount
RES_OUTL	23-SEP-26	426636	$305.00				

Surcharge **$0.00** Total Fees **$305.00** Total Paid **$305.00** Balance due **$0.00**

Inspection Activity Description

Activity Date	Inspector	Activity Code	Activity Code Description	Inspection Record

Electrical Inspection Division
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103
Office (628) 652-3450 - www.sfgov.org/dbi

E202609233483 3355 PACIFIC AV DIAMOND ELEVATOR INC Floor/Suite:

BRIEF SUBMITTED BY DBI

Brief Board of Appeals

Hearing Date: October 07, 2026

November 4, 2026

RE: Appeal No: 26-060
Permit No: E202609233483
Subject Property: 3355 Pacific Ave.
Block / Lot: 0972/ 014
DBI contact: Carey McElroy, Senior Building Inspector.
628-652-3779 carey.mcelroy@sfgov.org

Permit Description and Background:

The permit before the Board is for Electrical Permit # E202609233483 with the Scope of Work as follows: To comply with common new elevator side wiring. Refer to Permit EW202512121507. The Permit Application was submitted on 9/23/26 and the permit was issued the same day.

Electrical Permit # EW202512121507 was issued on 12/12/25 with the following Scope of Work: Electrical remodel of existing home.

These electrical permits are related to an ongoing remodel of the residence at 3355 Pacific Avenue under PA # 2021-0823-6937 with a scope of work as follows: Interior Remodel including relocation of several interior partitions, remaking of stair flight between 1st and 2nd floors and excavation at the elevator pit to allow for a lowered landing at the level of the first floor (elimination of intermediate landing of the stair flight).

Analysis of Permit Approval:

The electrical permit under appeal was issued online without review, as is standard practice for electrical permit issuance. The appellant states the permit facilitates the installation of improper mechanical equipment on the property's roof and oversized roof wall, which creates a nuisance condition to the neighboring property owner and does not comply with the required codes. This is not accurate. The permit under appeal only authorizes electrical work related to the elevator approved under PA#2021-0823-6937 and is not related to the installation of mechanical equipment, parapet wall, or mechanical equipment screens on the roof. The mechanical equipment, parapet, and mechanical screening were reviewed and approved by DBI and the Planning Department under PA# 2025-0321-2827, which was a revision to the interior remodel work under PA# 2021-0823-6937.

Conclusion:

The Department of Building Inspection recommends the Board deny the appeal and re-instate the approved electrical permit, as the appellant's concerns regarding the rooftop mechanical equipment, parapet wall, and mechanical screening are unrelated to the electrical permit under appeal.

Carey McElroy
Senior Building Inspector
Department of Building Inspection.

cc. Corey Teague, (Zoning Administrator)

Andrew Perry, (CPC)

Julie Lamarre, (Executive Director B.O.A)

Arthur Patterson (Appellant)

Laura Strazzo (Attorney for Appellant)

Scott Zoetewey (Permit Holder)

PUBLIC COMMENT

Susan Tunnell
3311 Pacific Avenue
San Francisco, CA 94118

November 3, 2026

Mr. Trasviña
President, Board of Appeals
City of San Francisco

Dear Mr. Trasviña,

We are close neighbors and friends of the Patterson family on the 3300 block of Pacific Avenue and have known them for over 20 years. We write in support of their request to review the permitting of their immediate neighbors at 3355 Pacific Avenue. They have relayed to me the facts of their neighbor's remodel including a 10'high 50' foot long wall on the roof as part of their plans, which has a material effect on the Patterson's light and views. The Pattersons have assured me that they have attempted to engage the new neighbors, Rebecca and Cal Henderson, in discussion about the impact of this design, but have not had any productive engagement with them or their architects on the topic. I am personally acquainted with Rebecca Henderson since they purchased this property, and I am honestly surprised at this reported lack of engagement.

We attest that the Pattersons are reasonable, normal, caring and civic-minded neighbors. This is a tight-knit and small neighborhood that cares about each other and believes in healthy communities. Our 3300 Pacific block only has 9 houses and everyone knows everyone. Rebuilds, especially ones of on the scale of 3355 Pacific, are unpleasant for neighbors but we cooperate and are considerate. We have ourselves been subject to major remodels over the last 2 years on either side of our home at 3311 Pacific Avenue, and have worked successfully with our new neighbors to discuss plans that impacted our shared alleyways, our light and views and a shared wall. The Pattersons have already been through 2 years of really major re-construction with the adjacent 3355 Pacific, and my understanding is that it will continue for a while.

We heartily vouch for the Patterson family and appreciate your consideration of their situation. I am grateful that we did not end up in a similar situation with our remodeling neighbors, and I am writing in support of the Pattersons being able to avoid an outcome without even having the opportunity to engage productively in problem solving with their new neighbors.

Sincerely,

Susan Tunnell

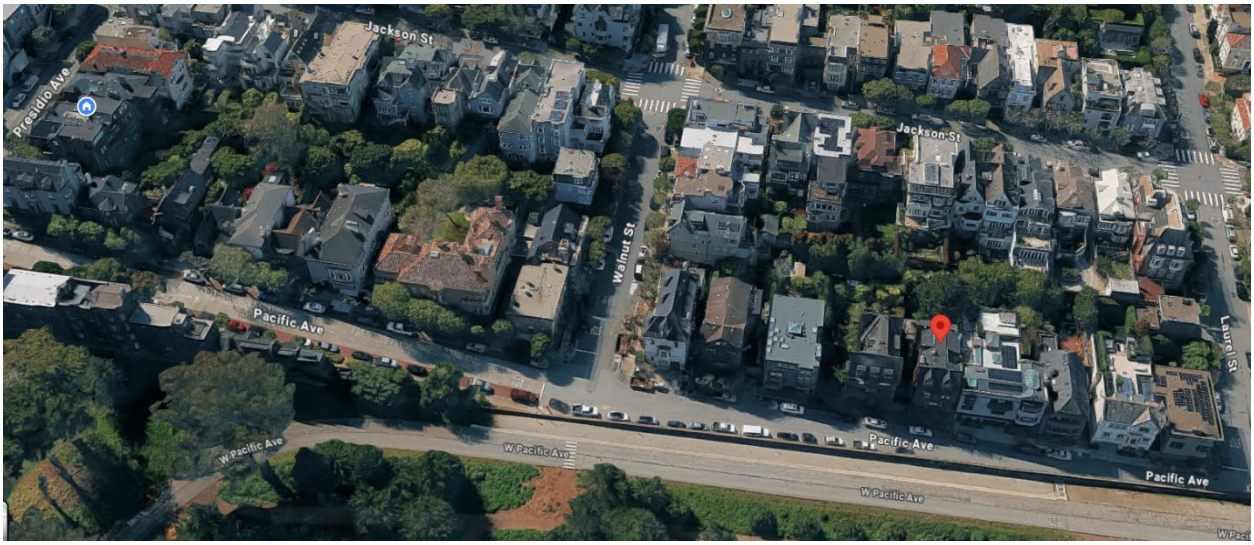
Dear Mr. Trasvina, President of the Board of Appeals,

We live at 23 Presidio (in Blue), a block above Arthur and Louise Patterson's home at 3343 Pacific (in red); #3355 Pacific is immediately west of theirs.





While the maps above show the neighborhood, they do not show the steepness of Pacific Ave between Presidio and Walnut, which gives us a bird's-eye view of the Patterson home and its neighbors. The image below better shows why we can see the rooflines in question.



As such, we understand the Patterson's dismay at the construction next door. We write in support of their request to review the permitting of their immediate neighbors at 3355 Pacific Avenue. Without prior notice, this neighbor

has suddenly built a 10'-high, 50'-long wall on their roof that improperly blocks the Patterson's view and is an unnecessarily inconsiderate design.

My 4th-floor office is well above all rooflines of the block below us. Our western view is the best view from our house—and why we bought it! If someone blocked it for no good reason, I'd be quite upset, too!

This remodel at #3350 will block the Pattersons' upper-floor western views, which are as amazing as their northern views at certain times of day—and all for mechanical structures that easily could be sited elsewhere.

Our neighborhood is close-knit, and we help each other. We granted our downhill neighbor a slice of our property at the lot line to improve her foundation a few years ago.

Of all our neighbors, the Pattersons are the most generous , and give block parties for each new arrival. They moved into this 3343 Pacific in 2000, at the time of the birth of their youngest daughter. My wife has known them for over 50 years—indeed, our parents were friends!

There is an enormous amount of construction in our area, making parking tricky and dust inevitable, but I have never heard the Pattersons complain until now. We can attest that the Pattersons are kind and reasonable neighbors.

We are proud of our tight-knit and small neighborhood that cares about each other, builds families together, and believes in healthy communities. Rebuilds, especially ones on the scale of 3355 Pacific, are unpleasant for neighbors, but we cooperate and are considerate. The Pattersons have already been through 2 years of radical construction with this 3355 property, and it is bound to go on for some time.

We had negotiations with our downhill neighbor, who needed room to shore up their 100+-year-old leaking foundation. We worked through issues to our mutual satisfaction--by granting them a slice of our property at the lot line, so they could extend their foundation and build a large French drain.

We ask the Board to require 3355 Pacific to engage with their neighbor about the height and location of the parapet wall and to find a reasonable solution.

We strongly support the Patterson family and appreciate your consideration of this unfortunate situation.

Sincerely,

Erik H. L Gaensler, M.D

Shelley A. Marks, M.D.

415-652-3665

egaensler@bicrad.com

3340 Jackson Street
San Francisco CA 94118

Via email: boardofappeals@sfgov.org

November 5, 2026

Re: Case #26-060

Dear Mr. Trasvina, President of the Board of Appeals,

We are close neighbors of the Pattersons on the 3300 block of Pacific Avenue and have known them for over 30 years. We write in support of their request to review the permitting of their immediate neighbors at 3355 Pacific Avenue. With no prior notice, this neighbor has built on their roof a 10' high x 50' foot long wall which completely blocks the Patterson's property and is an unnecessarily inconsiderate design.

We attest that the Pattersons are kind and reasonable neighbors. This is a tight-knit and small neighborhood that cares about each other, builds families together, and believes in healthy communities. The 3300 Pacific block only has 9 houses, and everyone knows everyone. Rebuilds, especially ones on the scale of 3355 Pacific Avenue are very unpleasant for neighbors, yet we cooperate and are considerate. The Pattersons have already been through 2 years of radical construction with this 3355 property and it is bound to go on for many more years. We, personally, have had our own experience with new next door neighbors and are working through construction related issues to our mutual satisfaction.

We ask the Board to require the owners of 3355 Pacific to engage with their neighbors, the Pattersons, about the height and location of the parapet wall and to find a reasonable solution.

We heartily vouch for the Patterson family and appreciate your consideration of this unfortunate situation.

Truly,

Debby Burke

Debby Burke

CC: Louise Patterson
Dagmar Dolby

From: Samantha Hartley Hewitt
To: BoardofAppeals (PAB)
Subject: Case #26050 3355 Pacific Ave
Date: Wednesday, November 4, 2026 7:33:44 PM

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

Dear Mr. Trasvina, President of the Board of Appeals,

I write on behalf of the Patterson family to support their request to review the permitting of their immediate neighbors at 3355 Pacific Ave to find a solution to a new and formerly undisclosed 10’ wall that runs on the roof from front to back blocking their light and views.

I have known Louise and Arthur for over 30 years. They moved into the house next to ours owned by Mrs Hillbert who was the “heart" of our block and hosted many events for the neighbors. Louise and Arthur have continued that fine tradition while raising their four children at 3343 Pacific Ave. They are thoughtful, kind neighbors and good stewards of this special block.

We have only 9 homes on our block and most stay within the same families for 50 years or longer as is our case. We neighbors have always managed to accommodate improvements and construction when the properties do change hands so I do hope you can help encourage an amicable resolution.

I implore you to step in and require the owners of 3355 Pacific Ave to engage with the Pattersons about the height and location of the parapet wall.

Sincerely,

Jane Hartley

From: Samantha Hartley Hewitt
To: BoardofAppeals (PAB)
Subject: Case # 26-050 3355 Pacific Ave
Date: Wednesday, November 4, 2026 8:13:47 PM

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

Dear Mr. Trasvina, President of the Board of Appeals,

My name is Samantha Hartley and I live next door to the Pattersons on the 3300 block of Pacific Ave.
I was raised in this house and raised my daughter here as well. We have known the Pattersons since the 90s when they moved in to raise their wonderful children. As you may know, we have only a few houses on our block and have a very tight knit community. Louise and Arthur Patterson are wonderful, kind, civic minded people and they set the gold standard for lovely neighbors!

I can see from our backyard there is an issue with a new tall 50’ long wall on the roof of 3355 Pacific Ave that is blocking the Patterson’s views and light. I ask that you and the Board of Appeals require 3355 Pacific Ave to engage with the Pattersons about the height and location of the parapet wall and to find a reasonable solution. Most people who move to our block stay for many years and I hope this issue can be resolved in a timely manner. We also had a gut renovation on the other side of our house and worked closely with the Construction team and the new owners to negotiate compromises and schedules that worked for everybody as we know we will likely be neighbors for the next 40 years or longer.

Thank you for your consideration and time and please feel free to reach out if I can be of any service in this matter.

Kindly,
Samantha Hartley

From: sally bingham
To: BoardofAppeals (PAB)
Subject: Fwd: Letter to Trasvina
Date: Wednesday, November 4, 2026 8:38:53 PM

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

Case #26-060 November 24, 2026

To Mr. Trasvina, President of the Board of Appeals,

I am a neighbor of Louise and Arthur Patterson who live just up the street from me on Pacific Avenue. This is a close knit neighborhood and we have been together for many years (since the early 1990's). We help each other and have watched our children grow up. The Pattersons are fine and remarkable people who contribute to making lives better in San Francisco. They are caring and generous people who are always available to help out when needed.

Unfortunately our neighborhood has been adversely affected by multiple houses on the same block that are under construction at the same time. However, none of us have suffered more than the Pattersons who live next door to the biggest construction job ever in our neighbor. (3355 Pacific Avenue). Usually when big changes are planned next door, a notice goes out to neighbors informing them of the proposed construction. There is a neighborhood meeting and if the construction affects the neighbors next door in a negative way, the parties talk about it and find solutions that both property owners are satisfied with. This didn't happen and the new owners are unwilling to discuss the issue of a ten foot high wall that they have built on their roof. I cannot help but wonder how such a thing got approved.

I hope you will and I encourage you and your board to require the new owners of 3355 Pacific Ave to meet and engage with the Pattersons in order to find a reasonable solution to the problem. Up until now we are a congenial neighborhood with friendly people who are considerate of each other and discuss problems when they arise. Please help our neighborhood survive this new construction issue and keep our

neighborhood in peace as it has been for the 40 years that I hafve lived here.
Thank you for your consideration,

The Rev. Canon Sally Bingham
7 Laurel Street
San Francisco,
94118

415 902 0808