

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of

ERIC ROUSSEL,

Appellant(s)

VS.

ZONING ADMINISTRATOR,

Respondent

Appeal No. **25-020**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on May 12, 2025, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on April 11, 2025, of a Request for Suspension (The Planning Department is requesting that the Department of Building Inspection suspend Building Permit Nos. 201311252814 and 202011309847 because of discrepancies in the scopes of work shown on architectural and structural drawings in each of the two permits; the permits are for renovation of existing carriage house and garage, extension of the top floor, adding a bathroom, kitchen and renovating an existing bathroom and for the revision of the layout of interior rooms; the architectural drawings do not accurately represent the full scope of the work found within the structural drawings, which shows full removal and replacement and would define the project as tantamount to demolition and require a Variance from the Zoning Administrator and a Conditional Use Authorization from the Planning Commission) at 874 Fell Street.

APPLICATION NO. 201311252814 and 202011309847

FOR HEARING ON September 24, 2025

Address of Appellant(s):

Address of Other Parties:

Eric Roussel, Appellant(s)
1344 Clayton Street
San Francisco, CA 94114

N/A



Date Filed: May 12, 2025

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

PRELIMINARY STATEMENT FOR APPEAL NO. 25-020

I / We, **Eric Roussel**, hereby appeal the following departmental action: **ISSUANCE** of the **Amended Suspension Request for Permit Nos. 201311252814 and 202011309847** by the **Zoning Administrator** which was issued or became effective on: **April 11, 2025**, for the property located at: **874 Fell Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **May 29, 2025, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, kevin.birmingham@sfgov.org and joseph.ospital@sfgov.org.

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

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

Hearing Date: **Wednesday, June 18, 2025, 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: Eric Roussel, appellant

Revised Appeal Letter – Suspension Letter for 874 Fell Street (BPA# 201311252814 and 202011309847)

May 8, 2025

San Francisco Board of Appeals

49 South Van Ness Avenue, Suite 1475

San Francisco, CA 94103

Dear Board of Appeals,

I am amending my appeal, initially filed on April 11, 2025, for the suspension letter related to Building Permit Nos. 201311252814 and 202011309847 for 874 Fell Street Rear Building. The letter was originally issued on March 28, 2025, and amended on April 11, 2025, to correct the appeal period to 30 days (deadline: May 12, 2025) and remove incorrect photos from another property. While the amendment addressed some issues, I believe the suspension may still be incorrect for a few reasons I'd like to clarify. First, the letter was sent to 874 Fell Street, where I no longer live, instead of my current address at 1344 Clayton Street, similar to the misdelivery issue with the Order of Abatement I'm also appealing. Second, there appear to be discrepancies in PLN's assessment of whether the project constitutes a demolition, as their own records have shown varying conclusions, and I'd like to better understand their basis for the suspension's claim that a Variance and CUA are required. Additionally, the suspension may be influenced by complaints from a neighbor with a history of bad-faith filings, and the barn's permit history shows all prior NOV's were resolved in 2013, which PLN has not acknowledged. I request the opportunity to address these concerns at a hearing, where I can provide further evidence and work collaboratively with PLN to resolve this matter.

Thank you for considering my amended appeal. I look forward to working with the BOA to find a fair resolution.

Sincerely,

Eric Roussel

1344 Clayton Street

San Francisco, CA 94114

ericsfca@gmail.com | 415-528-0227



AMENDED SUSPENSION REQUEST

4/11/2025

Patrick O’Riordan, Director
Department of Building Inspection
49 South Van Ness Avenue, Suite 500
San Francisco, CA 94103

Building Permit No.: 201311252814 and 202011309847
Property Address: 874 FELL ST
Block and Lot: 0822 / 019
Height and Bulk: 40-X
Zoning District: RM-1 RESIDENTIAL- MIXED, LOW DENSITY
Staff Contact: **Rogelio Baeza, 628-652-7369, Rogelio.Baeza@sfgov.org**

Dear Patrick O’Riordan,

This letter is to request that the Department of Building Inspection (“DBI”) suspend Building Permit (“BP”) Nos. 201311252814 and 202011309847 for the property at 874 FELL ST.

On May 3, 2019, BP No. 201311252814 was issued for the scope of work, “At rear building, renovate (e) carriage house & garage. Extend top floor over (e) garage & create deck on (e) roof at garage. Add a bath & (n) kitchen, renovate (e) bath.” This permit expired on July 20, 2023, and reinstated on September 1, 2023.

On November 12, 2021, BP No. 202011309847 was issued for the scope of work, “Revision to pa #2013-1125-2814: Revise layout of interior rooms. Revise structural accordingly to shoring engineer recommendations.” This permit expired on July 20, 2023, and reinstated on January 1, 2024.

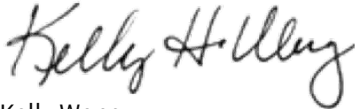
On January 14, 2025, Planning Department Code Enforcement Case (Complaint No.2025-000389ENF) was received.

On March 20, 2025, Planning Department staff (Rogelio Baeza and Jia Hong Situ) conducted a joint site visit with DBI staff (Jonathan Chiu and David Lara Araiza) to review current conditions of the rear carriage house and garage structure. Subsequently, Planning staff confirmed discrepancies in the scopes of work shown on architectural and structural drawings in each of the two subject permits. The architectural drawings do not accurately represent the full scope of work found within the structural drawings, which shows full removal and replacement and would define the project as a tantamount to demolition and require a Variance from the Zoning Administrator and a Conditional Use Authorization (CUA) from the Planning Commission.

Therefore, the Planning Department respectfully requests that DBI suspend BP Nos. 201311252814 and 202011309847 to allow the permit holder to work with the Planning Department to obtain a Variance, CUA and/or revision permit to accurately represent the full scope of work for the proposed project.

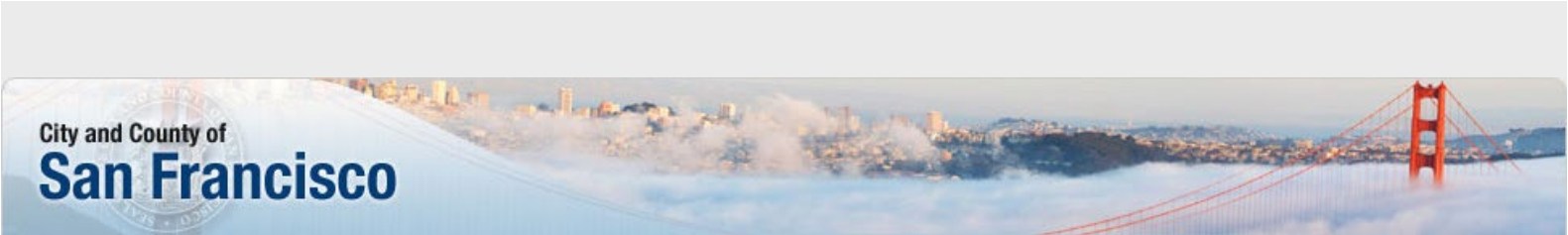
APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within thirty (30) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit www.sfgov.org/bdappeal.

Sincerely,



Kelly Wong
Acting Zoning Administrator

CC: Eric Roussel, 874 Fell Street, San Francisco, CA 94117 (Property Owner)
Brett Gladstone, Owner Counsel via email at BGladstone@g3mh.com
Matt Greene, Deputy Director, DBI via email at matthew.greene@sfgov.org
Kevin Birmingham, Chief Building Inspector, DBI via email at kevin.birmingham@sfgov.org
David Lara Araiza, Building Inspector, DBI via email at david.laraaraiza@sfgov.org



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Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 9/9/2025 3:00:45 PM

Application Number: 201311252814

Form Number: 3

Address(es): 0822 / 019 / 1 874 FELL ST

Description: AT REAR BUILDING, RENOVATE (E) CARRIAGE HOUSE & GARAGE. EXTEND TOP FLOOR OVER (E) GARAGE & CREATE DECK ON (E) ROOF AT GARAGE. ADD A BATH & (N) KITCHEN, RENOVATE (E) BATH.

Cost: \$125,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
11/25/2013	TRIAGE	
11/25/2013	FILING	
11/25/2013	FILED	
4/29/2019	PLANCHECK	
4/29/2019	APPROVED	
5/3/2019	ISSUED	
7/20/2023	EXPIRED	Time expired
9/1/2023	REINSTATED	Expiertred in error. Previosulty extended until 4/7/2024
3/28/2025	SUSPEND	Suspended per request of SF Planning in letter dated 3/28/2025. See Amended Letter 4/11/25 KB

Contact Details:

Contractor Details:

License Number: OWN

Name: OWNER OWNER

Company Name: OWNER

Address: OWNER * OWNER CA 00000-0000

Phone:

Addenda Details:

Description:
SITE

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CPB		11/26/13	11/26/13			11/26/13	SECONDEZ GRACE		
CP-ZOC		11/26/13	1/29/14	1/29/14	12/18/14	12/18/14	CABREROS GLENN		Approved per Variance Case No. 2014.0157V, 12/18/14 (gc). 311 notice on hold due to active enforcement case, Enforcement planner: Audrey Butkus - 4/18/14 (gc). 311 to Milton Martin for fee calc on 4/16/14 (gc). 2014.0157V
CP-NP		5/22/14	5/29/14			6/28/14	CABREROS GLENN		Sec. 311 Cover letter mailed: 5/22/14 Sec. 311 mailed: 5/29/14 exp: 6/28/14

								(Milton)
BLDG		12/19/14	2/6/15			2/6/15	WALLS MARK	Re-Assigned. (BR)
BLDG		2/6/15	2/18/15	1/22/19		1/25/19	OSPITAL JOSEPH	arch approved
SFFD		1/25/19	1/28/19			2/4/19	CUPIDO RON	SITE APPROVED
DPW- BSM		2/18/15	2/23/15			2/23/15	LAU H GRACE	Approved SITE Permit only. 2/23/15: ADDENDA requirement(s) for sign off: Conformity (final inspection). All sidewalk applications and plans MUST be applied IN-PERSON for intake at 1155 Market St, 3rd Floor. Download sidewalk addenda at http://www.sfdpw.org/index.aspx?page=1697 . Your construction addenda will be ON-HOLD until all necessary DPW-BSM permits are completed or plan checker(s) could recommend sign off to the satellite office via email. -GL
SFPUC		5/3/16	5/11/16	6/1/16	6/1/16	6/1/16	KUMAR AJAY	Permit has been assessed a Capacity Charge. 100% paid with permit fees. See Invoice attached to application. (N) meter requested by owner for rear bldg. Route to PPC - 6/1/16. Comments sent to owner/architect (emailed 5/11/16).
DPW- BSM		2/5/19	2/7/19			2/7/19	YU ERIC	APPROVED. 2/7/19: No alteration or reconstruction of City Right-of-Way under this permit. -EY
SFPUC		2/8/19	2/21/19			2/21/19	WONG KENDRICK	restamped. 02/21/2019
CP-ZOC		2/21/19	4/23/19			4/23/19	GORDON- JONCKHEER ELIZABETH	
PPC		2/5/19	4/24/19			4/24/19	MAN ALICIA	4/24/19: to CPB; am 2/21/19: To DCP for restamp; HP 2/8/19: to PUC for restamp; am 2/5/19: to BSM for restamp (then to PUC & DCP); am 1/25/19: to SFFD; am 1/22/19: to Joe Ospital for recheck; am 6/1/16: in HOLD BIN; snt. 5/3/16: to PUC; snt. 2/24/15: HOLD BIN. PG 2/18/15: to BSM. PG
CPB		4/24/19	4/29/19			5/3/19	SECONDEZ GRACE	5/3/19: issued. gs 04/29/2019: SFUSD POSTED. APPROV BY BYAN.

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:

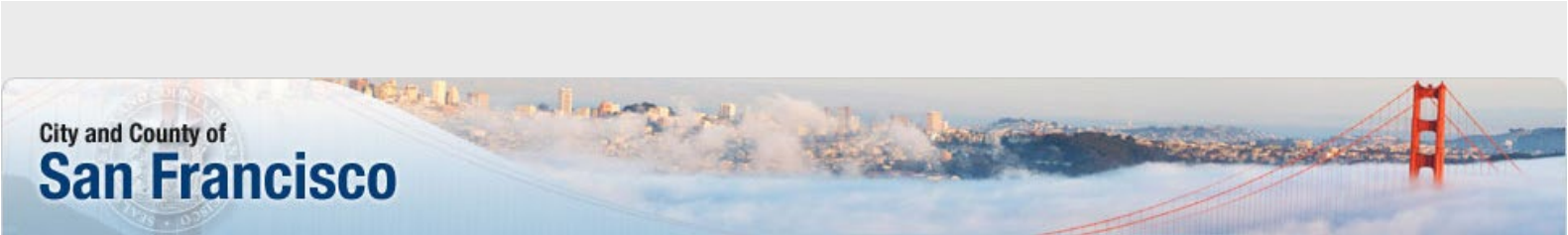
Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1			13	SPECIAL GRADING, EXCAVATION AND FILLING (GEO. ENGINEERED)	added 3/3/20
2			IB58	CF2R-MCH-20-H - DUCT LEAKAGE DIAGNOSTIC TEST	
1			2	BOLTS INSTALLED IN CONCRETE	
1			4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel
1			5A1	SINGLE PASS FILLET WELDS < 5/16"	
1			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1			20	HOLDOWNS	
1			21A	SHORING	
1			24A	FOUNDATIONS	
1			24E	WOOD FRAMING	
12					

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

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Permit Details Report

Report Date: 9/9/2025 3:01:11 PM

Application Number: 202011309847

Form Number: 8

Address(es): 0822 / 019 / 1 874 FELL ST

Description: REVISION TO PA #2013-1125-2814: REVISE LAYOUT OF INTERIOR ROOMS. REVISE STRUCTURAL ACCORDINGLY TO SHORING ENGINEER RECOMMENDATIONS.

Cost: \$1.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
11/30/2020	TRIAGE	
11/30/2020	FILING	
11/30/2020	FILED	
11/12/2021	APPROVED	
11/12/2021	ISSUED	
7/20/2023	EXPIRED	time expired
1/17/2024	REINSTATED	Reinstated at customers request for multiple extensions.
3/28/2025	SUSPEND	Suspended per request of SF Planning in letter dated 3/28/2025. See Amended letter dated 4/11/25 KB

Contact Details:

Contractor Details:

License Number: OWN

Name: OWNER OWNER

Company Name: OWNER

Address: OWNER * OWNER CA 00000-0000

Phone:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		11/30/20	11/30/20			11/30/20	CHEUNG DEREK		
HIS		11/30/20	11/12/21			11/12/21	LUTON MATT		
CES		12/4/20	12/4/20			12/4/20	HINCHION JOHN		ok to process
									11/5/21: Update PTS to reflect MC approval from 9/17/21. - JS joseph.sacchi@sfgov.org 9/17/21: Revise approved layout of BPA 201311252814. Expand approved unit into adjacent space and basement with subterranean stair.Infill two garage openings with wood

CP-ZOC		12/11/20	11/5/21	12/11/20	11/5/21	11/5/21	SACCHI JOSEPH		siding and wood windows and folding doors at exterior. Mathew.chandler@sfgov.org. OTC Comments: Submit an approved BPA 201311252814;Ensure all floor plans are accurate-showing internal stair to basement, show the exterior stair&stairwell to the basement on the existing floor plan if applicable, show all demolition on the existing elevations, note no change for all elevations, plans, and sections that do not receive work. Additional review by the Zoning Administrator may be required per the conditions attached to Variance Application No 2014.0157V . Mathew Chandler 12/11/2020 3/5/21: provide max depth of excavation & clarify depth of basement. clarify work at facades, provide details on garage infill. M Chandler
BLDG		9/20/21	9/20/21			9/20/21	PANG DAVID		
MECH		9/20/21	9/20/21			9/20/21	ORTEGA REYNALDO		ON-HOLD,comments noted in back of form 8, plans back to customer for SFPUC review
MECH		11/5/21	11/5/21			11/5/21	TAN (PETER) JIA JIAN		Approved OTC
SFPUC		9/20/21	9/20/21			9/20/21	TOM BILL		APPROVED - NA, enough changes fort charges.
PERMIT- CTR		12/14/20	12/14/20			3/25/21	LENIHAN WILLIAM		12/14/2020 Comments have been issued by plan review staff. Plan set has been routed to Permit Center hold room. Project agent must collect the plan set to resume review. Comments pick-up hours are 10:00 am - 3:00 pm at the forum entrance of 49 South Van Ness Avenue. You do not need an appointment to collect your plan set. To submit revisions, applicant or project agent must return the original plan set and permit application with superseded sheets removed from the original plans and new sheets collated into the original plan set. The superseded sheets shall rolled up, separated from the original plans, and returned to the plan checker. All revisions must be done per Administrative Bulletin-031: https://sfdbi.org/administrative-bulletins Revision drop-off hours are 10:00 am - 3:00 pm pm at the forum entrance of 49 South Van Ness Avenue. You do not need an appointment to submit your revision. permitcenter@sfgov.org
PERMIT- CTR		3/25/21	3/25/21			10/14/21	LENIHAN WILLIAM		03/25/2021 - Comments issued by plan review staff. Plan set has been routed to Permit Center hold room. Project agent must collect the plan set to resume review. Pick-up hours are 10:00 AM - 3:00 PM at the entrance of 49 South Van Ness Ave. You do not need an appointment to collect your plan set. To submit revisions, applicant or project agent must return the original plan set and permit application with superseded sheets removed from the original plans and new sheets collated into the original plan set. The superseded sheets shall be rolled up, separated from the original plans, and returned to the plan checker. All revisions must be done per Administrative Bulletin-031: https://sfdbi.org/administrative-bulletins Revision drop-off hours are 10:00 AM - 3:00 PM at the forum entrance of 49 South Van Ness Avenue. You do not need an appointment to submit your revision. ***AUTHORIZED AGENT MUST SHOW PERMIT CENTER STAFF THE EMAIL SENT BY

									PERMITCENTER@SFGOV.ORG TO COLLECT COMMENTS.***BL
CPB		11/12/21	11/12/21			11/12/21	SONG SUSIE		35 PGS

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
0			13	SPECIAL GRADING, EXCAVATION AND FILLING (GEO. ENGINEERED)	
0			21A	SHORING	
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			2	BOLTS INSTALLED IN CONCRETE	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	
0			21	SPECIAL CASES	Planning to review updated architectural and structural drawings. Rogelio Baeza, rogelio.baeza@sfgov.org.
0			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
0			20	HOLDOWNS	
0			21A	SHORING	
0			24A	FOUNDATIONS	
12					

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

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BRIEF(S) SUBMITTED BY APPELLANT(S)

I. INTRODUCTION

This brief is submitted in support of my appeal of the Planning Department's March 28, 2025 suspension of **BP# 201311252814** and **BP# 202011309847**. The suspension is procedurally defective and factually unsupported. The record reflects full compliance with Planning Code requirements and successive reviews and approvals by both Planning and DBI. The suspension is also contradicted by Planning's own prior conclusions—including the handling of a **Zoning Administrator Determination (ZAD)** filed by my neighbor, Mr. Ari Cushner, who withdrew the request once it became clear that Planning would affirm no demolition occurred.

II. BACKGROUND & PERMIT HISTORY

BP# 201311252814 was issued in 2013, vested under a granted variance, and legally revised by **BP# 202011309847**, approved in 2021. **BP# 202401174149**, a further revision approved in 2025, scaled back the project by removing the basement and preserving even more of the original structure. These revisions were lawful, filed through the correct process, and each reviewed by DBI and Planning. **No open NOV's existed at the time of suspension.**

III. INCONSISTENCY AND RETALIATORY CONTEXT

- In late 2024, **Mr. Ari Cushner filed a ZAD request** asking the Zoning Administrator to deem the rear structure "demolished" and require a Conditional Use and Variance. Planning staff internally prepared a favorable determination confirming the structure was intact.
 - Upon learning this, **Mr. Cushner withdrew the ZAD** before the City could finalize that conclusion.
 - In direct contradiction, the Planning Department then issued a **Letter of Suspension on March 28, 2025**, alleging the exact opposite—that the same structure constituted a "defacto demolition."
 - This reversal is not only irrational—it appears politically motivated, and timed in alignment with **Cushner's broader campaign to stop the project.**
 - Cushner is a **known complainant** with a pattern of filings against my property, including prior withdrawn or disproven complaints. Evidence shows he **offered a refund to a Planning staffer (Rogelio Baeza)** for actions taken on this matter.
 - **Mr. Baeza personally inspected the structure on January 14, 2025 and found no violation.** Despite that, he later escalated the enforcement as lead inspector.
-

IV. NO DEMOLITION UNDER §317

Planning Code §317 defines demolition based on removal thresholds for vertical and horizontal structural elements.

- The latest approved revision—**BP# 202401174149**—preserves sufficient framing and removes less than the thresholds.
- There is no defacto demolition.
- The Planning Department and DBI both previously accepted that this project **does not trigger §317**.

It is procedurally improper to reverse that finding without new facts or process.

V. CONCLUSION

Planning's Suspension Letter contradicts its own internal actions and earlier assessments, especially the handling and withdrawal of **Mr. Cushner's ZAD**. The permits were reviewed, revised, and approved in full compliance. This appeal should be granted, and the **March 28, 2025 suspension** should be lifted.

Respectfully submitted,
Eric Roussel

Permit Details Report**Report Date:** 6/12/2025 11:59:09 AM

Application Number: 202401174149
Form Number: 8
Address(es): 0822 / 019 / 0 874 FELL ST
Description: REV TO PA# 2020-1130-9847; REDUCTION OF SCOPE OF WORK FOR CARRIAGE HOUSE AT REAR, NO BASEMENT BUILDING
Cost: \$1.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
1/17/2024	TRIAGE	
1/17/2024	FILING	
1/17/2024	FILED	

Contact Details:**Contractor Details:**

License Number: OWNER
Name: OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
HIS		1/17/24	1/17/24			1/17/24		628-652-3700		OK TO PROCESS HIS (CAN'T READ SIGNATURE)
INTAKE		1/17/24	1/17/24			1/17/24	SAPHONIA COLLINS	415-999-9999	Administrative	
INTAKE		4/2/24	4/2/24			4/2/24	MASOUD HAMIDI	415-999-9999	Administrative	4/2/24- REINTAKE OF STRUCTUAL PLANS-MH
CP-ZOC		1/18/24	1/18/24			1/18/24	DONG MAGGIE	628-652-7300	Approved	1/18/24: Revision to 202011309847, removing proposed basement from scope of work. Maggie.Dong@sfgov.org
CP-ZOC		4/2/24	5/20/24			5/1/25	BAEZA ROGELIO	628-652-7300	Issued Comments	Pending requests. Active ENF case (2024-000871ENF) open on 1/24/25 Building Permit Approved by Planning on 1/18/2025 Building Permit placed on hold by Planning on 4/2/2024 due to active enforcement case (2024-000871ENF) Email to owner (Eric Roussel) on 4/29/2024 notifying him that he should not move forward with any other building permit until the active violation outlined in case 2024-000871ENF was abated via BP# 201901220927 (Unit Legalization Program approved by Planning on 5/16/24). Met with DBI (on 3/27/25) to review the architectural and structural drawings for BPs# 201311252814 and 202011309847 (regarding the rear existing building). Met with owner (Eric Roussel) on 4/10/25 and clarified that after our review there were discrepancies with the architectural and

									structural drawings for BP# 201311252814 and 202011309847. Requested updated architectural and structural drawings for Planning review. Amended Suspension Request of BP# 201311252814 and 202011309847 on 4/11/2025.
CP-ZOC	1							628-652-7300	
BLDG		2/2/24	2/2/24			2/2/24	SOENKSEN RICHARD	628-652-3780	Approved
BLDG								628-652-3780	
CPB								628-652-3240	3/7/2024-Please enter the HIS inspector's name under HIS routing before issuance. If you are unable to read the signature, please see Maria or Ben.(mr)

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
0			21	SPECIAL CASES	Planning to review updated architectural and structural drawings. Rogelio Baeza, rogelio.baeza@sfgov.org.

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

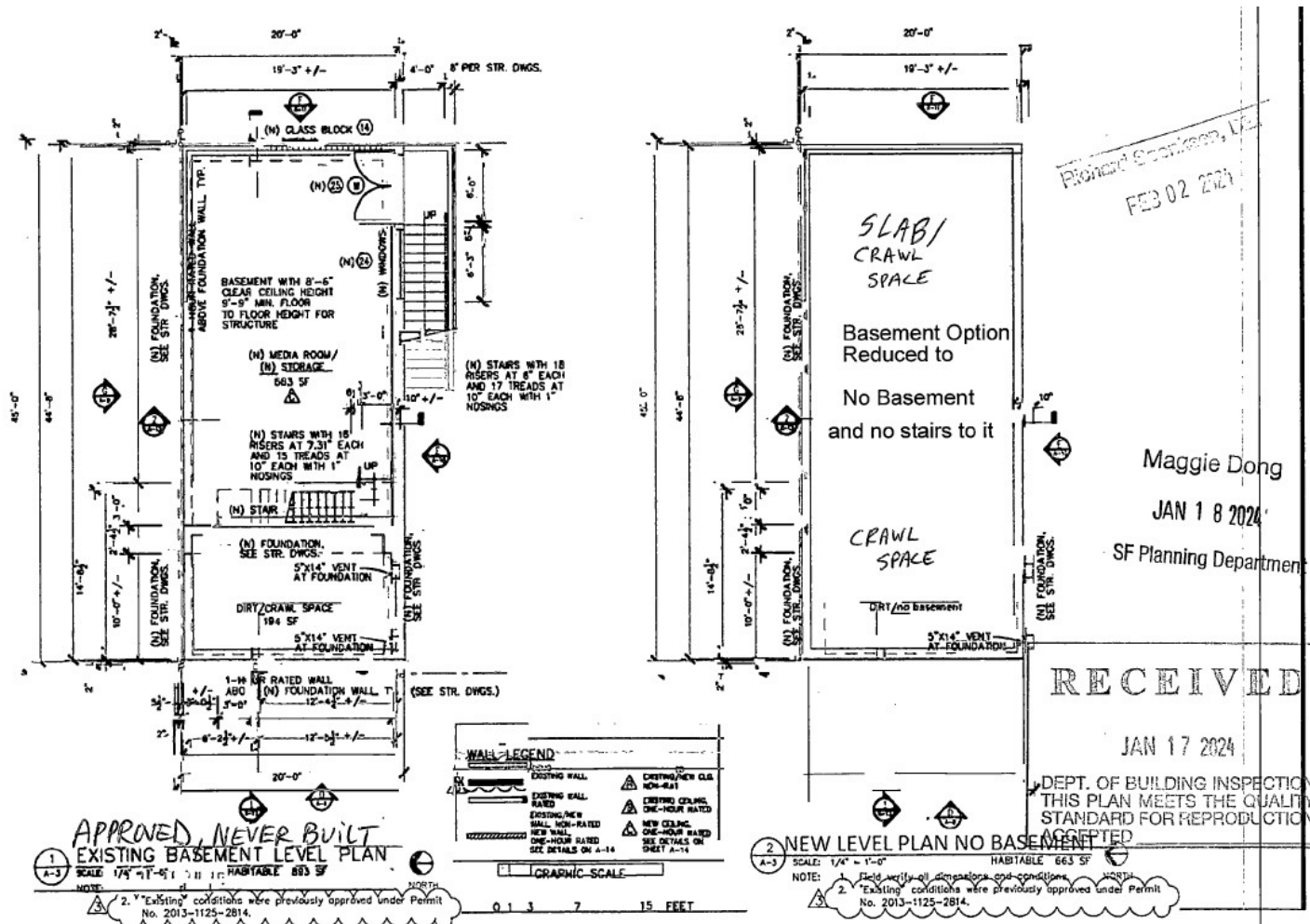
If you need help or have a question about this service, please visit our FAQ area.

BPA no. 2024-0117-4149

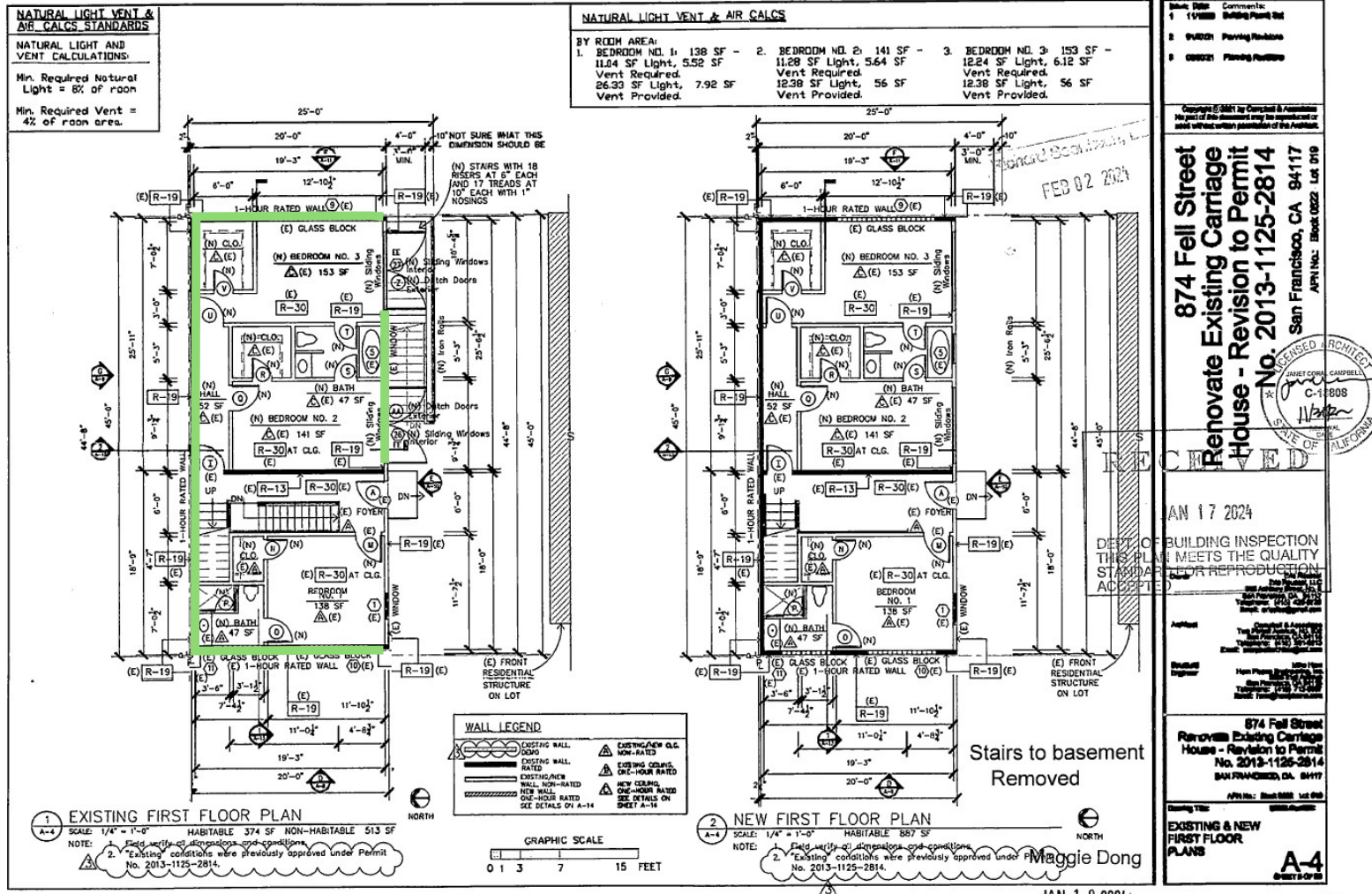
**Revision to 2020-1130-9847:
Reduction of scope of work for Carriage House at Rear,
No Basement Building**

(BP No. 2020-1130-9847 scope: Revision to 2013-1125-2814)
(vesting 2014.0157V)

BPA no. 2024-0117-4149 – Revision to 2020-1130-9847



BPA no. 2024-0117-4149 – Revision to 2020-1130-9847



BPA no. 2024-0117-4149 – Revision to 2020-1130-9847

WINDOW SCHEDULE*					DOOR SCHEDULE				
NO.	SIZE W X H	TYPE	OPER.	HARDWARE*	COMMENTS	NO.	SIZE	TYPE	RATING HARDWARE
1	36" X 80" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL. WITH SCREEN	A	34" X 80" (E)	WOOD & GL. PTD.	NONE LEVER, REARBOLT & LOCKSET
2	30" X 58" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL. WITH SCREEN	B	96" X 84" (E)	WOOD & GL. PTD.	NONE GARAGE DOOR REMOVE
3	30" X 58" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL. WITH SCREEN	C	96" X 84" (E)	WOOD & GL. PTD.	NONE GARAGE DOOR REMOVE
4	30" X 58" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL. WITH SCREEN	D	24" X 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR REMOVE
5	36" X 40" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL. WITH SCREEN	E	32" X 80" (E)	WOOD, PTD.	45min LOCKSET INTERIOR DOOR REMOVE
6	NOT USED					F	32" X 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR REMOVE
7	NOT USED					G	30" X 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR REMOVE
8	NOT USED					H	16" X 80" (E)	WOOD, PTD.	NONE LEVER INTERIOR DOOR REMOVE
9	120" X 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	I	24" X 80" (E)	ALUM. & GL.	NONE PULL SHOWER DOOR
10	64" X 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	J	36" X 48" (E)	WOOD, PTD.	NONE PULL INTERIOR DOOR
11	50" X 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	K	24" X 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
12	68" X 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	L	80" X 60" (E)	ALUM. & GL.	NONE PULL & LOCKSET SLIDING GLASS DOORS
13	30" X 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	M	32" X 80" (N)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
14	120" X 54" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	N	24" X 80" (N)	WOOD, PTD.	NONE LEVER INTERIOR DOOR
15	Custom Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	O	30" X 80" (N)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
16	42" X 80" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	P	24" X 80" (N)	ALUM. & GL.	NONE PULL SHOWER DOOR
17	42" X 66" Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	Q	35" X 90" (N)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
18	38" X 66" Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	R	24" X 60" (N)	WOOD, PTD.	NONE LEVER INTERIOR DOOR
19	38" X 66" Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	S	28" X 80" (N)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
20	48" X 80" Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	T	28" X 80" (N)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
21	56" X 48" (N)	WOOD & GL.	SLIDER	NONE	ALUM. CLAD WD., INSUL. WITH SCREEN	U	32" X 80" (N)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
22	58" X 48" (N)	WOOD & GL.	SLIDER	NONE	ALUM. CLAD WD., INSUL. WITH SCREEN	V	24" X 80" (N)	WOOD, PTD.	NONE LEVER INTERIOR DOOR
23	36" X 48" (N)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	W	36" X 80" P.R. (N)	WOOD, PTD.	NONE LOCKSET EXTERIOR DOOR REMOVE
24	72" X 32" (N)	WOOD & GL.	SLIDER	NONE	ALUM. CLAD WD., INSUL.	X	36" X 80" (E)	WOOD, PTD.	NONE LOCKSET EXTERIOR DOOR REMOVE
25	72" X 16" (N)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	Y	24" X 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR REMOVE
26	32" X 60" TRIPLE, (N)	WOOD & GL.	SLIDER	OPENABLE 24" A.F.F.	ALUM. CLAD WD., INSUL. WITH INTERNAL SCREEN	Z	48" X 80" P.R. (N)	WOOD, PTD.	NONE LOCKABLE EXTERIOR DUTCH DOORS
27	32" X 60" TRIPLE, (N)	WOOD & GL.	SLIDER	OPENABLE 24" A.F.F.	ALUM. CLAD WD., INSUL. WITH INTERNAL SCREEN	AA	48" X 80" P.R. (N)	WOOD, PTD.	NONE LOCKABLE EXTERIOR DUTCH DOORS

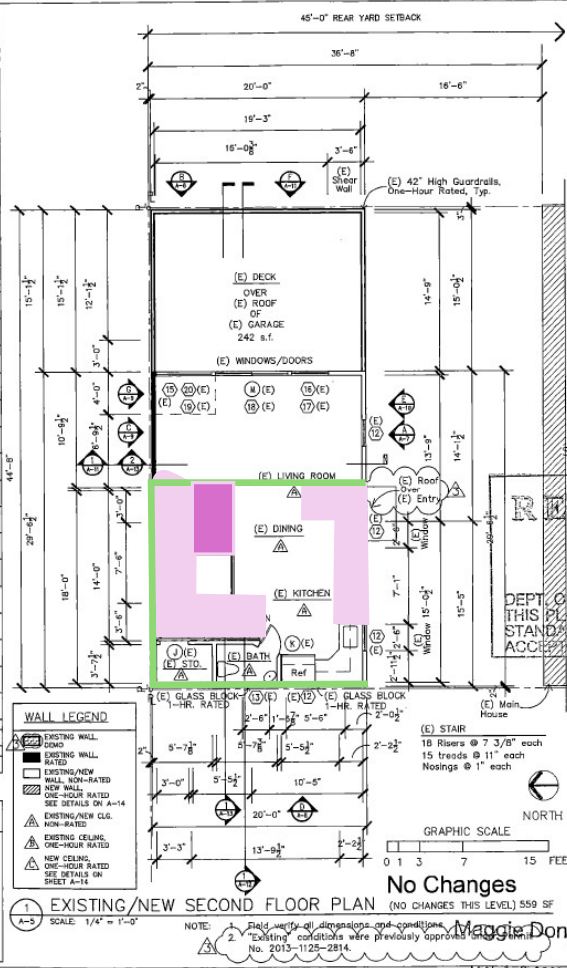
NATURAL LIGHT VENT & AIR CALCS

NATURAL LIGHT AND VENT CALCULATIONS:

Min. Required Natural Light = 8% of room area.
Min. Required Vent = 4% of room area.

BY ROOM AREA:

1. KITCHEN/DINING/LIVING ROOM: 428 SF -
342.4 SF Light, 17.12 SF Vent Required.
150.00 SF Light, 63.13 SF Vent Provided.



Issue Date: 11/19/20
Comments: Building Permit Set

2 01/07/21 Planning Revisions

3 05/02/21 Planning Revisions

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874 Fell Street
Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814
San Francisco, CA 94117
APN No.: Block 0822 Lot 019

RECEIVED
JAN 17 2024
BUILDING INSPECTION
DEPT. OF PUBLIC WORKS
STANDARD
ACCEPTED

Architect: Campbell & Associates
1000 Broadway, Suite 100
San Francisco, CA 94133
Telephone: (415) 291-2813
Email: campbellandassociates@aol.com

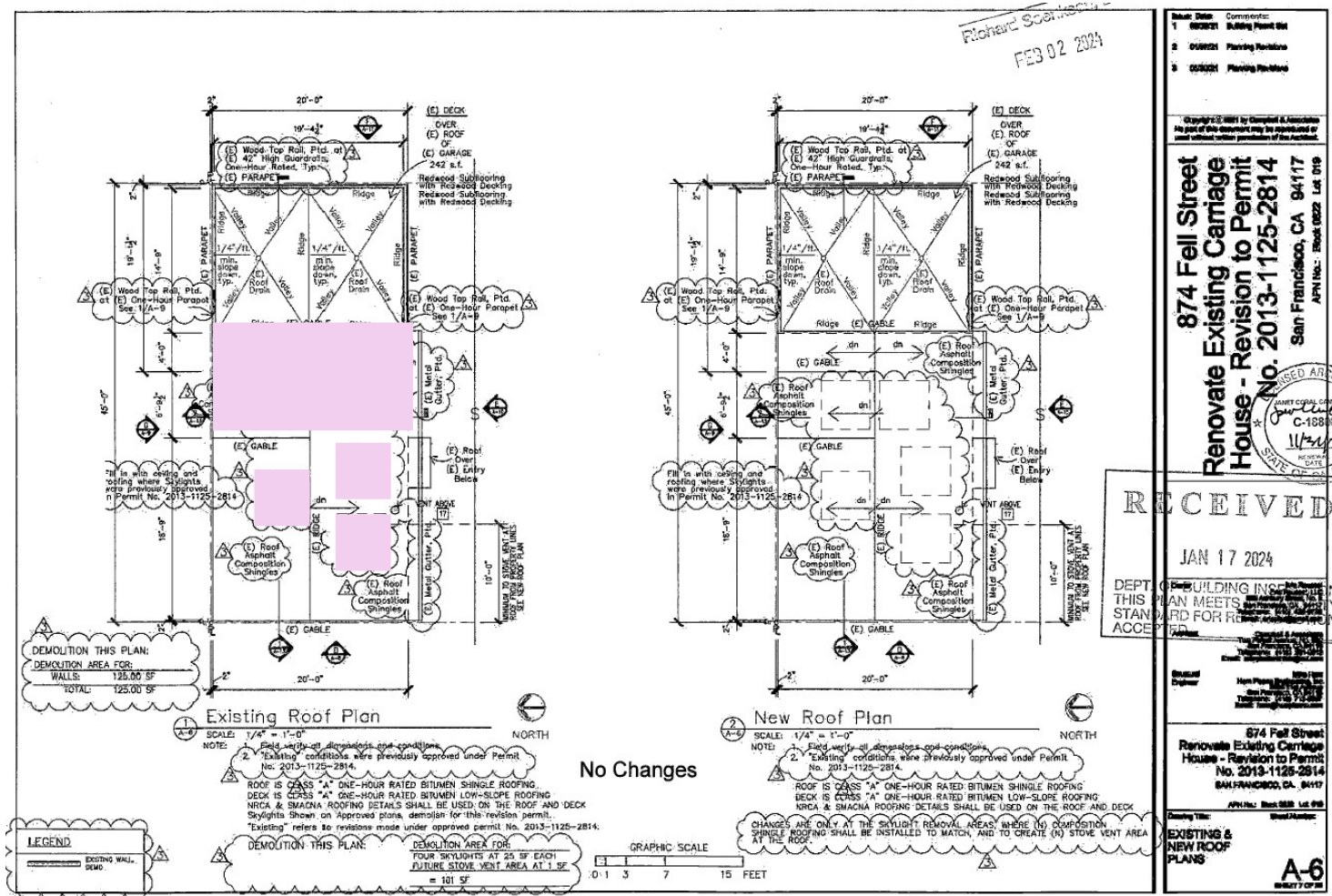
Structural Engineer: Hori Placencia Engineering, Inc.
1000 Broadway, Suite 100
San Francisco, CA 94133
Telephone: (415) 774-4047
Email: hori@horiengineers.com

874 Fell Street
Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814
SAN FRANCISCO, CA. 94117
APN No.: Block 0822 Lot 019

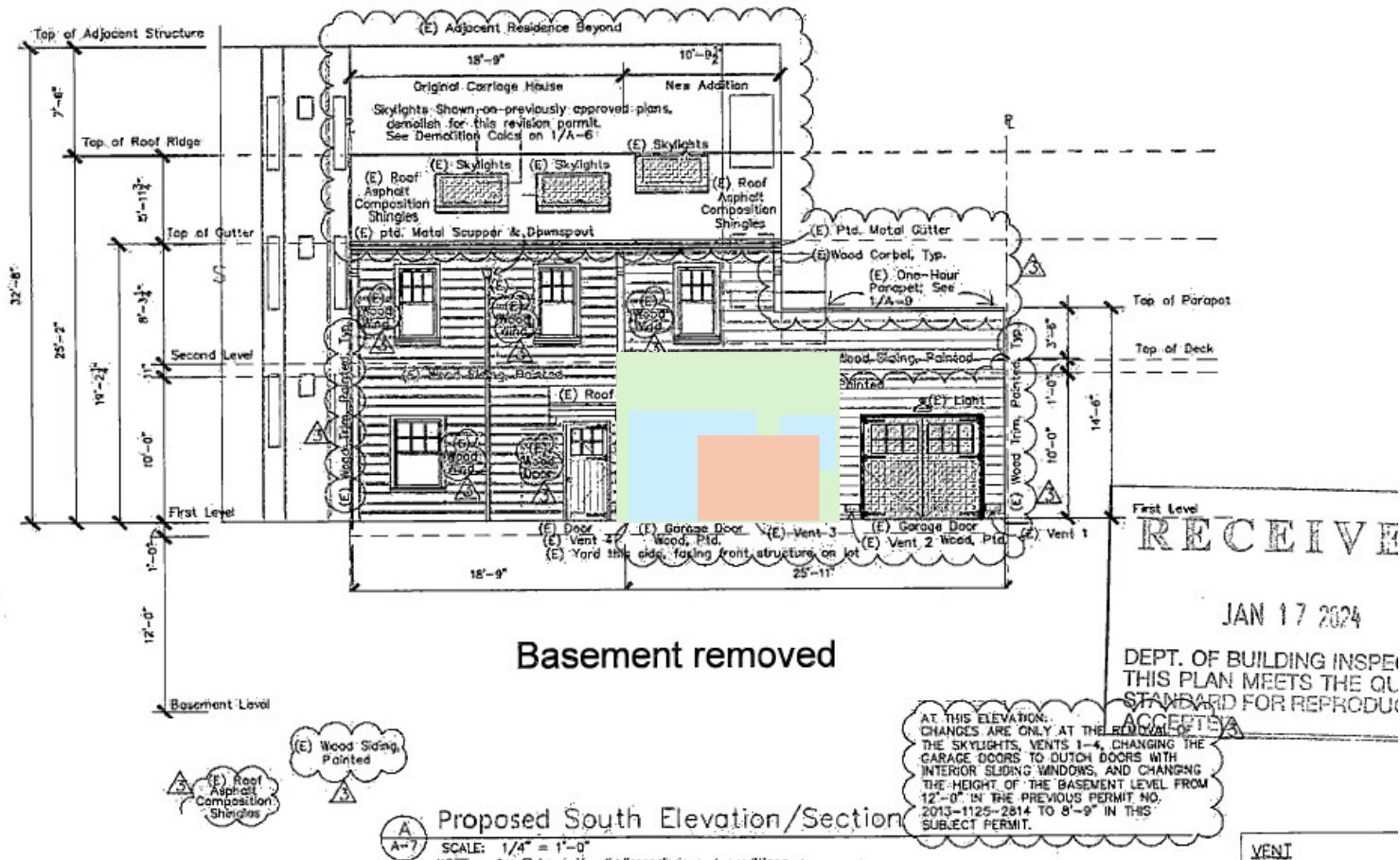
Drawing Title: **EXISTING & NEW SECOND FLOOR PLAN, SCHEDULES**

Sheet Number: **A-5**
Sheet 6 of 20

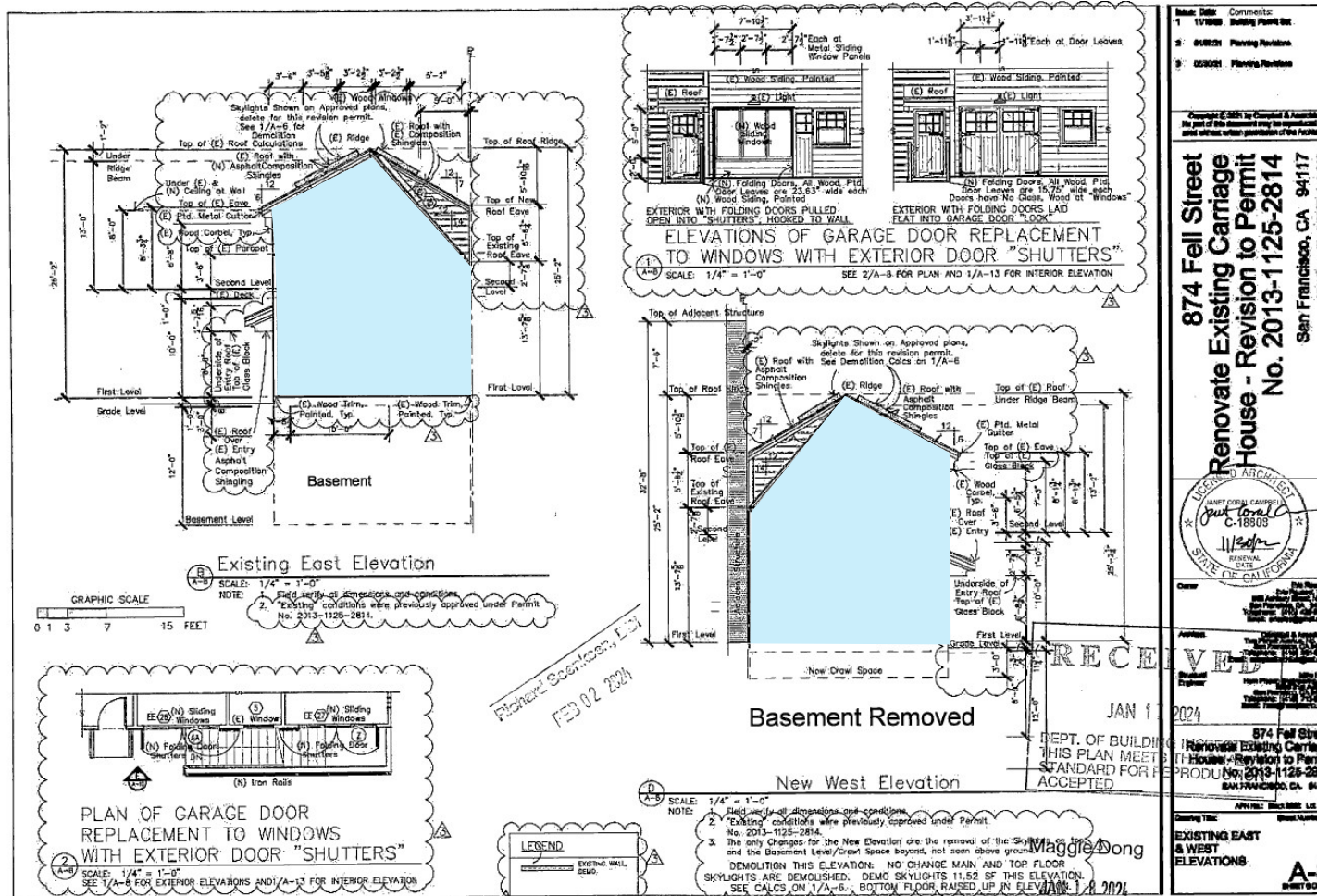
BPA no. 2024-0117-4149 – Revision to 2020-1130-9847



BPA no. 2024-0117-4149 – Revision to 2020-1130-9847

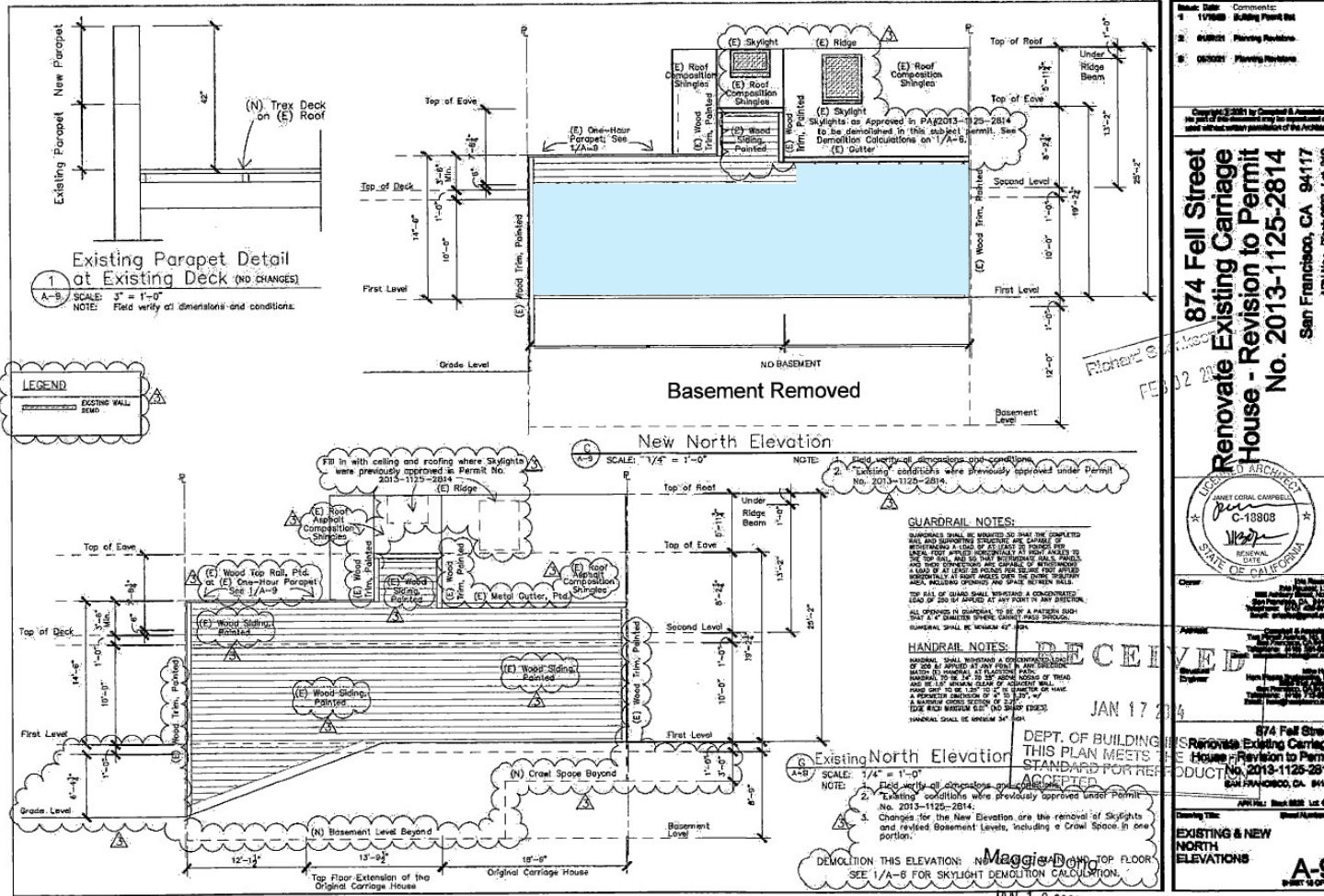


BPA no. 2024-0117-4149 – Revision to 2020-1130-9847



SF Planning Department

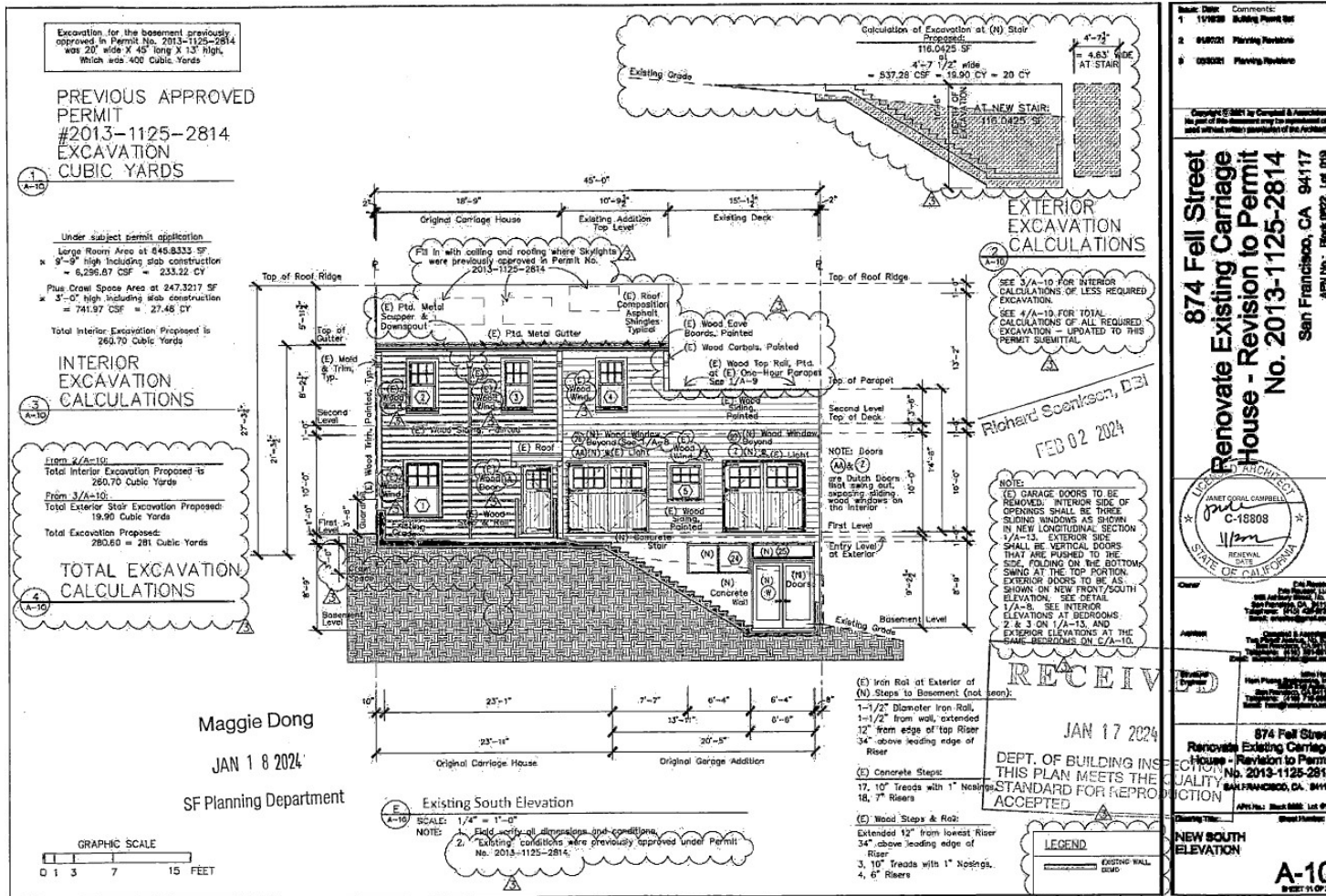
BPA no. 2024-0117-4149 – Revision to 2020-1130-9847



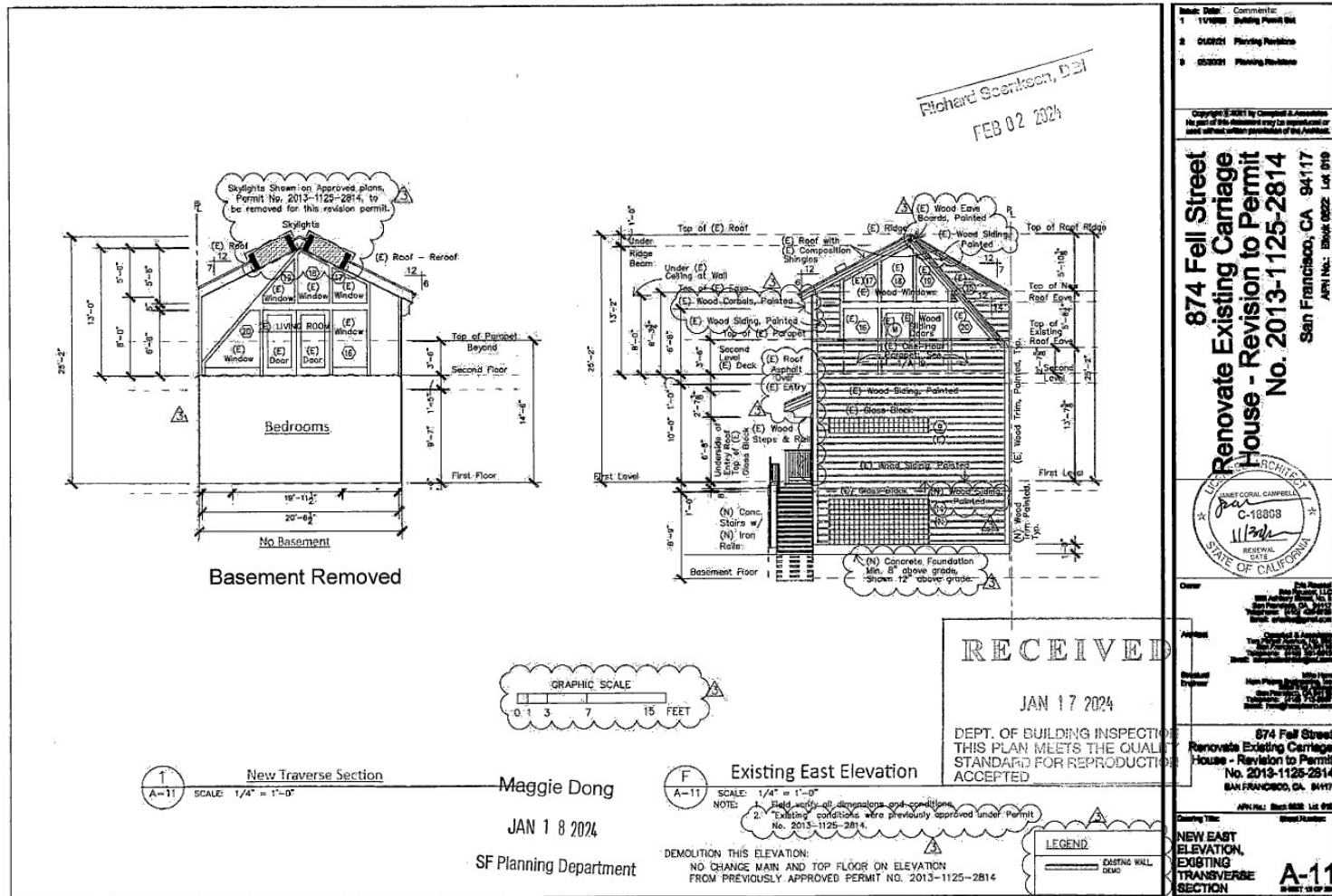
SF Planning Department

E Russell

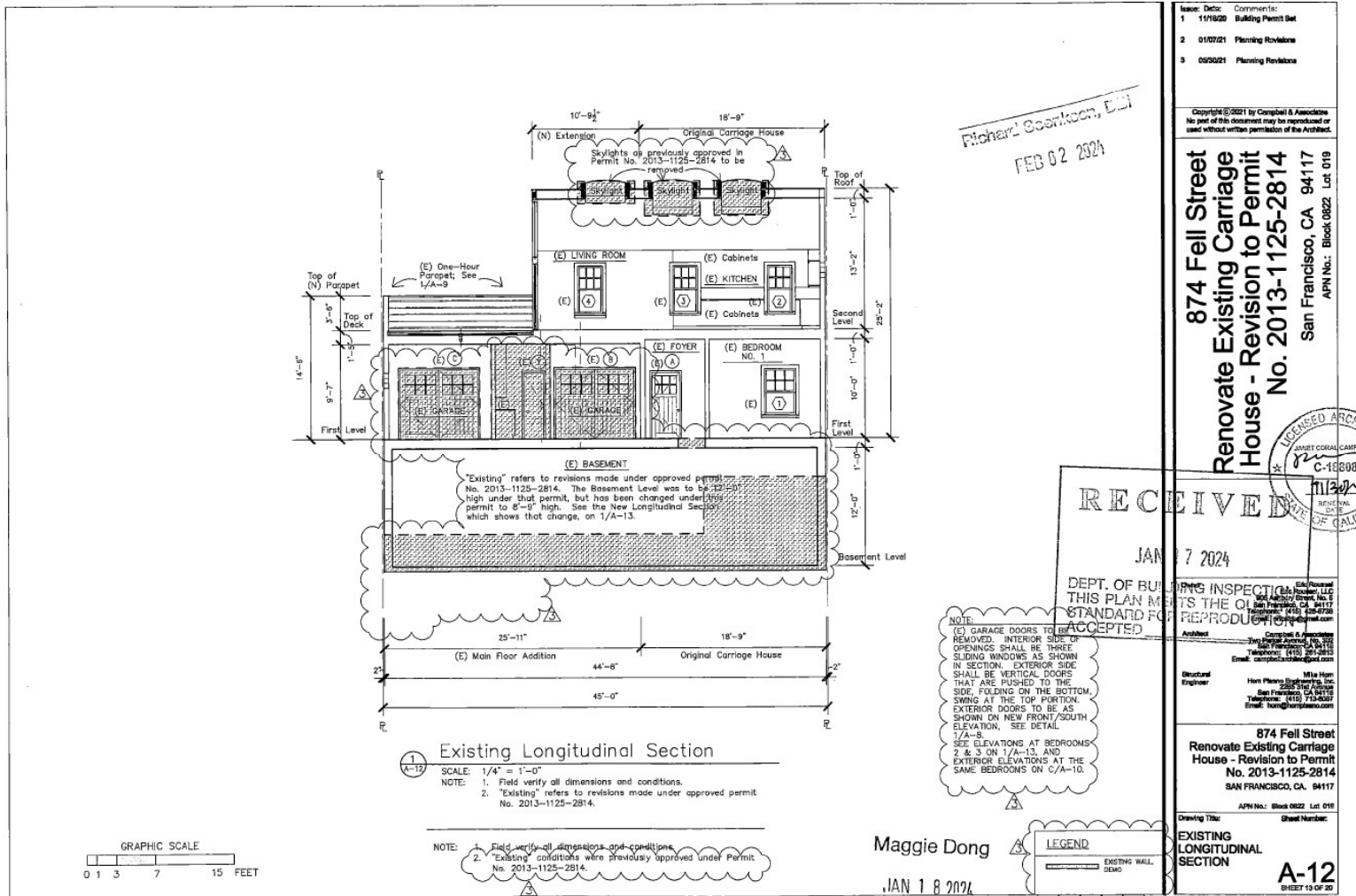
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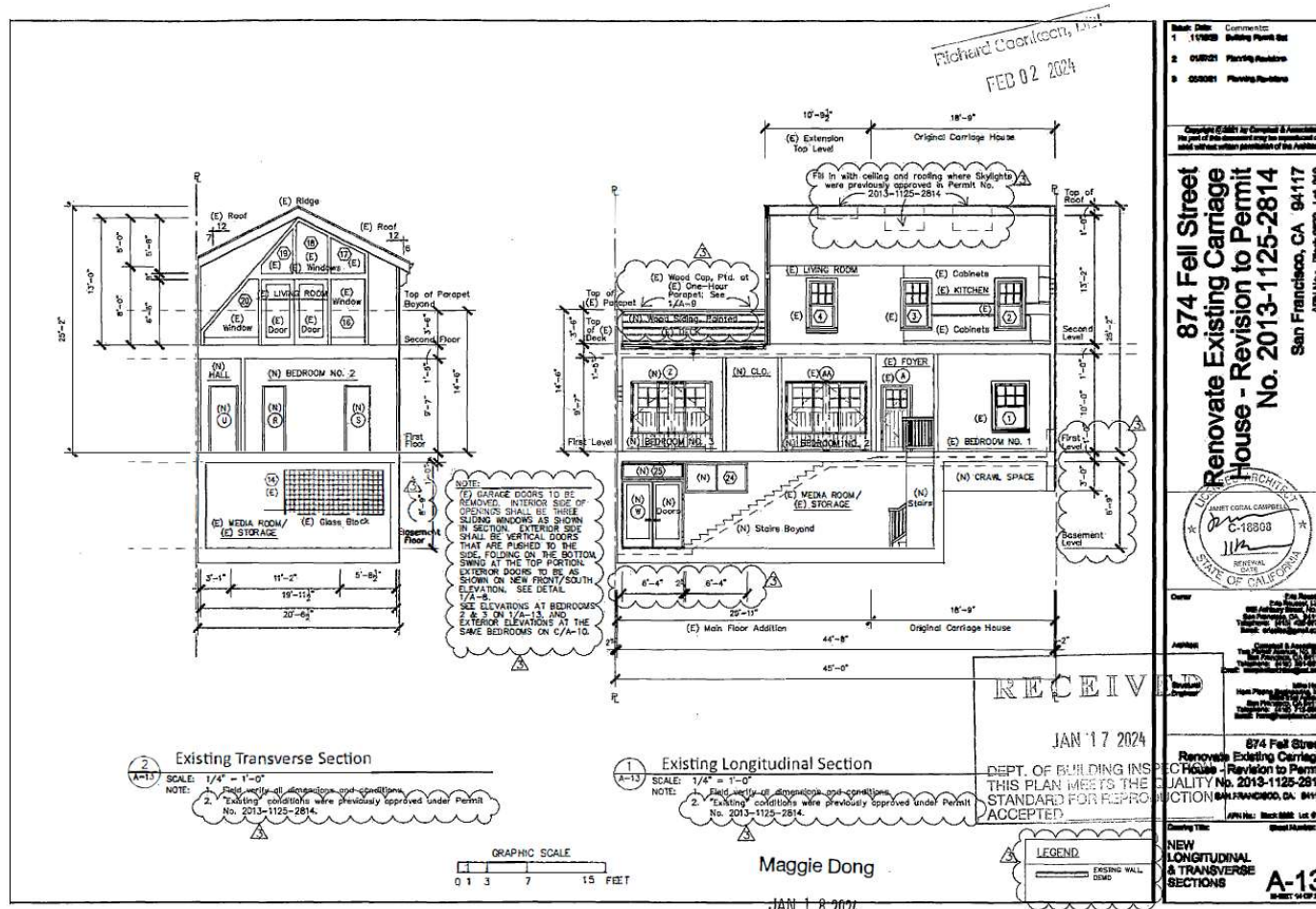
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BPA no. 2024-0117-4149 – Revision to 2020-1130-9847



BPA no. 2024-0117-4149 – Revision to 2020-1130-9847



BPA no. 2024-0117-4149 – Revision to 2020-1130-9847

VERTICAL REMOVAL

Elevation	Removal %	Notes
South (Front)	25%	
West (Left)	100%	
East (Right)	100%	
North (Rear)	100%	
TOTAL	> 50%	More than 50% removal

AND

HORIZONTAL REMOVAL

Floor	Removal %	
First Floor	N/A (at/below grade)	
Second Floor	< 50%	
Roof	~ 30%	
TOTAL	< 50%	Less than 50% removal

**NOT a defacto
demo per PC
Section 317**

874 Fell St

Demolition Calcs - Removal Review

2/19/25

Kelly Wong

Photos – December 2024

Image of carriage house (taken 12/8/24) confirming unsalvageable deterioration:



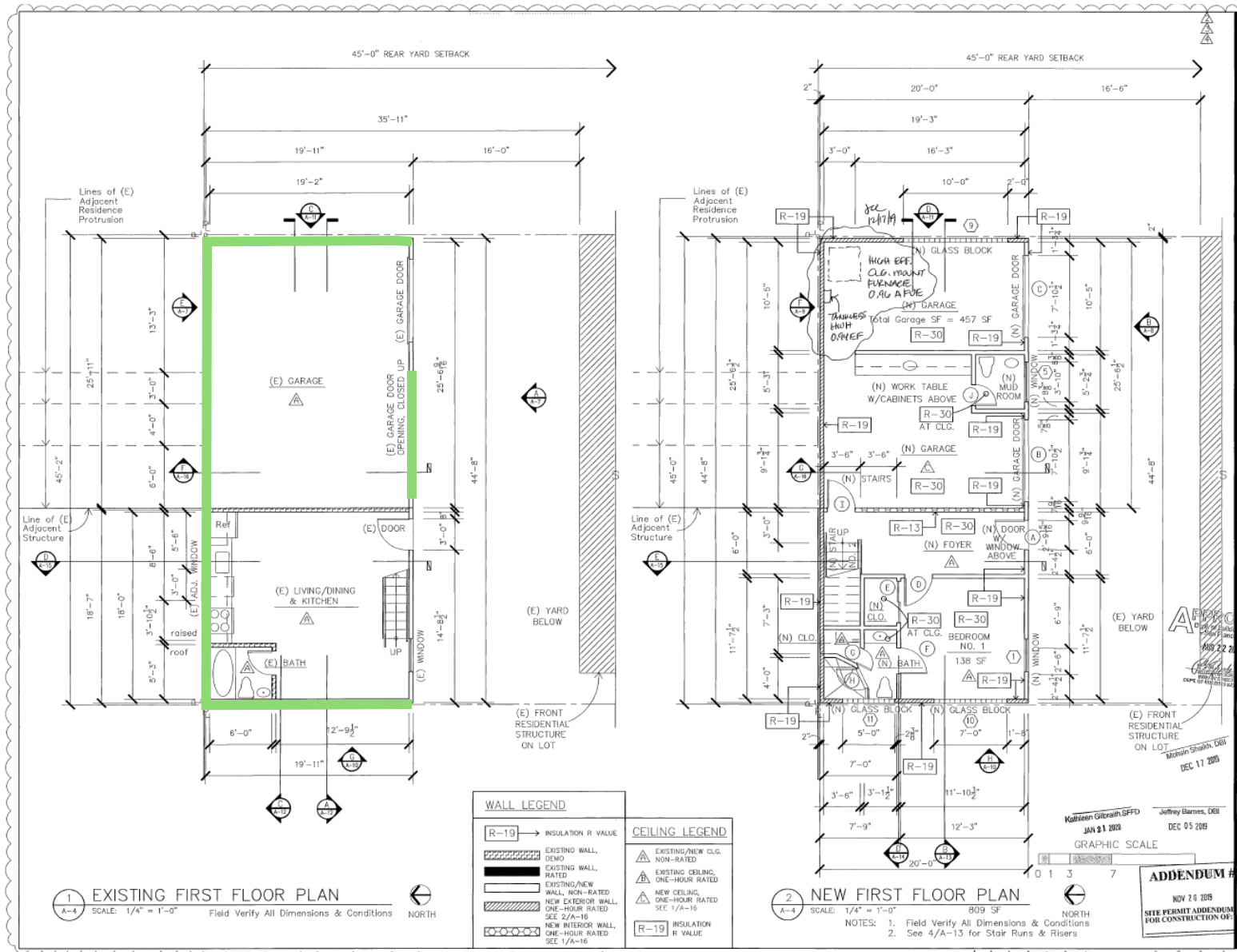
Images of carriage house interior (12/15/24) showing dilapidation and no amenities (cannot be renovated):



BPA no. 2013-1125-2814

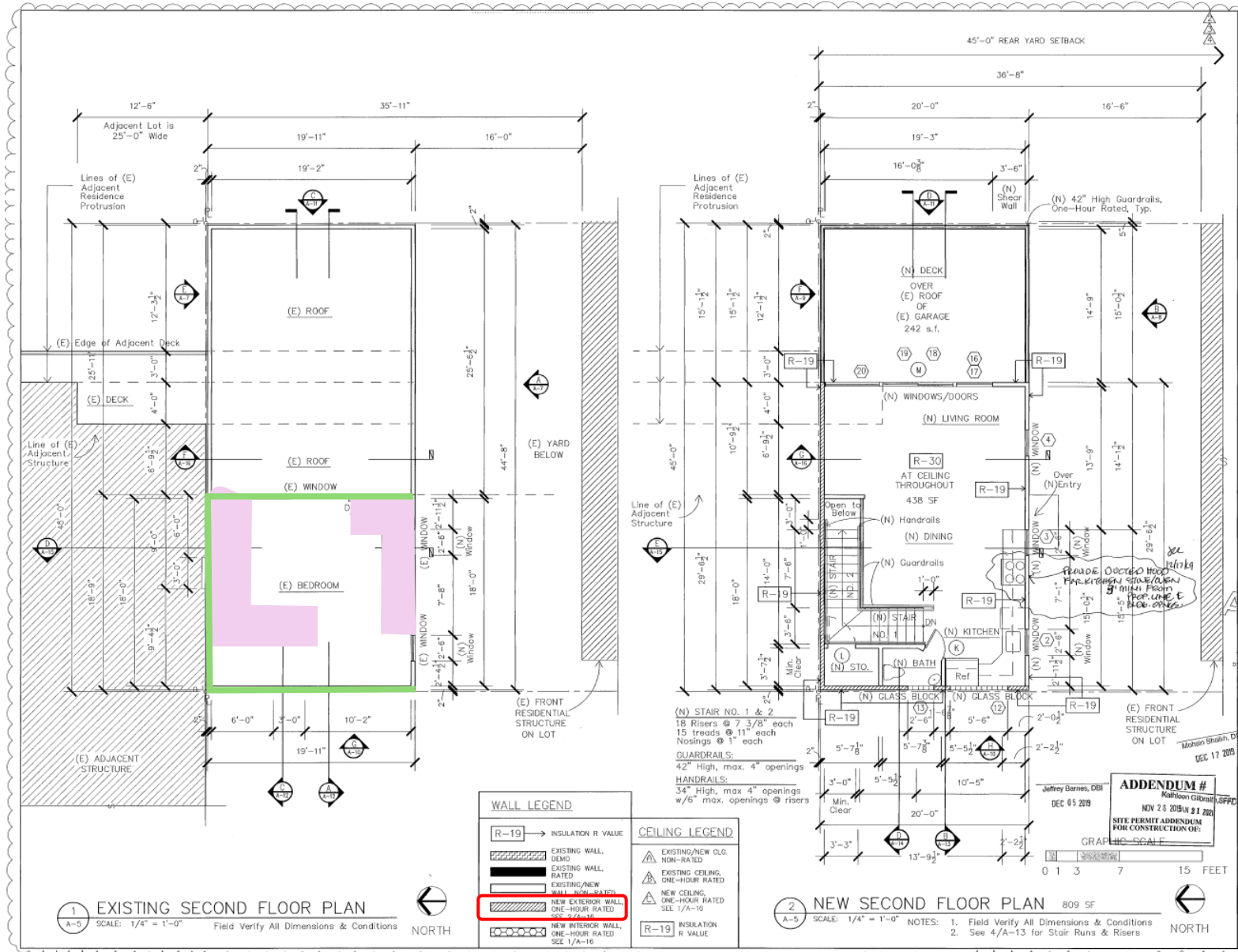
(vesting 2014.0157V)

BPA no. 2013-1125-2814 (vesting 2014.0157V)



Vertical Removal

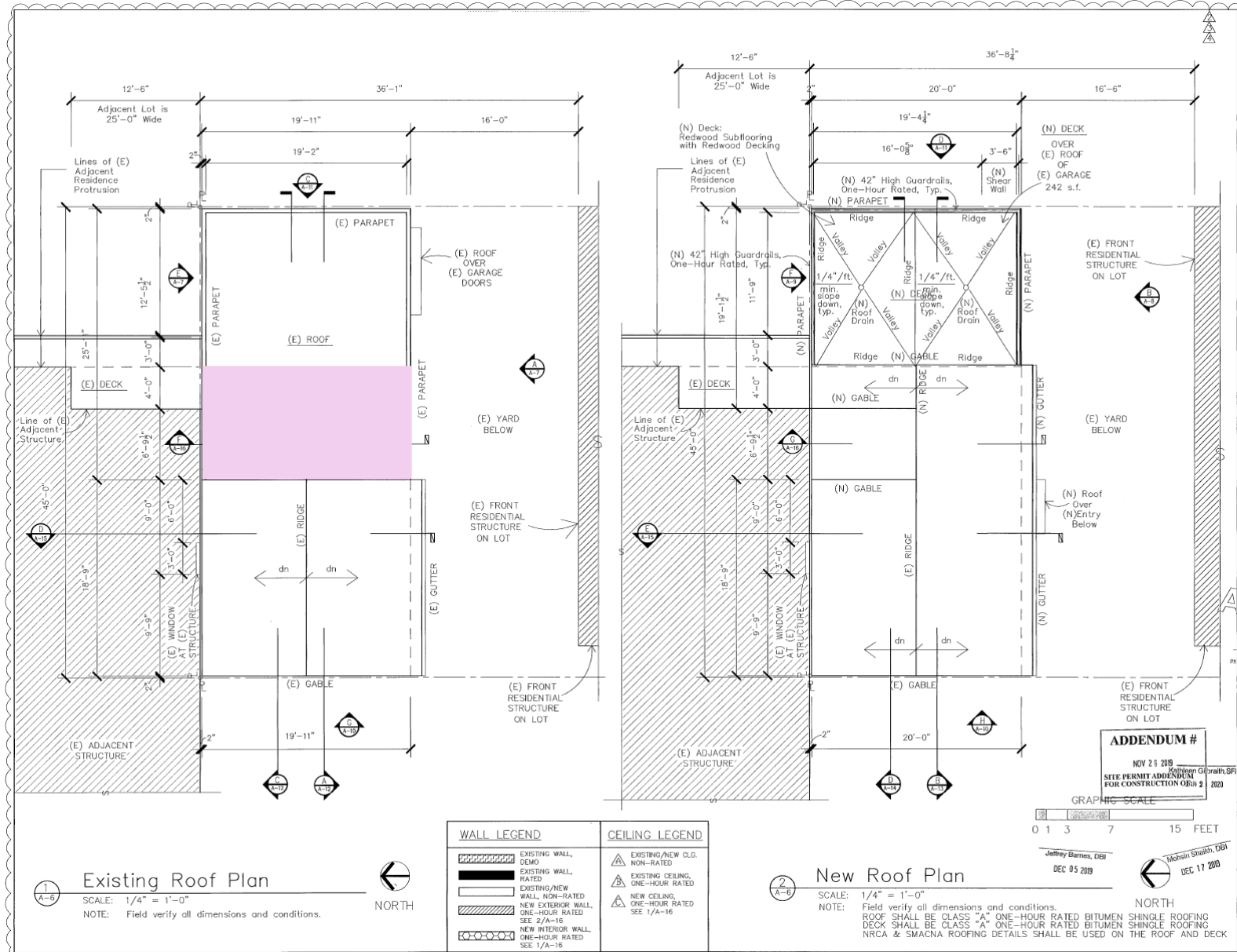
Horizontal Removal



Vertical Removal

Horizontal Removal

BPA no. 2013-1125-2814 (vesting 2014.0157V)



Vertical Removal

Horizontal Removal

Existing Rear Elevation

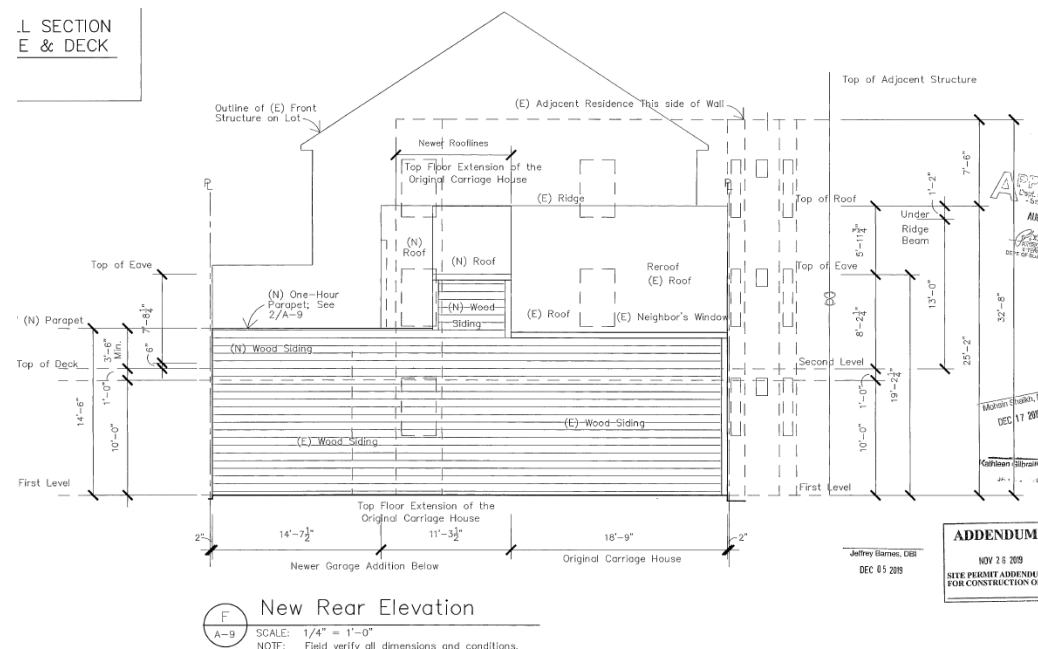
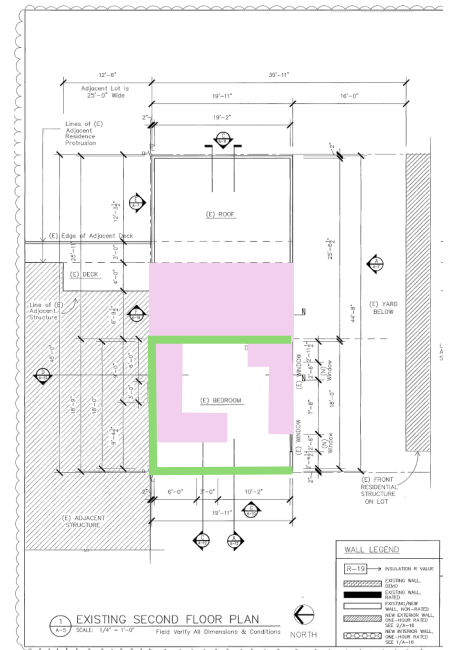
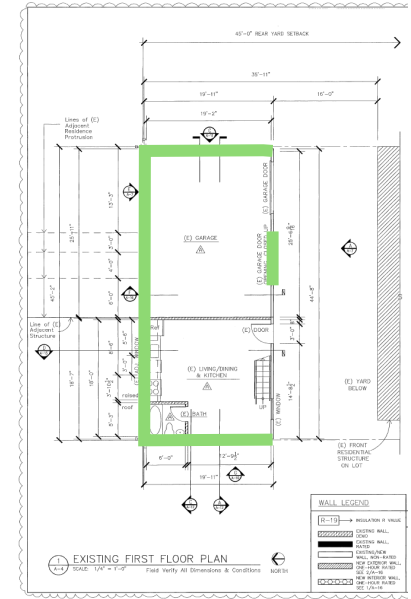
SCALE: 1/4" = 1'-0"

NOTE: Field verify all dimensions and conditions.

Labels and Dimensions:

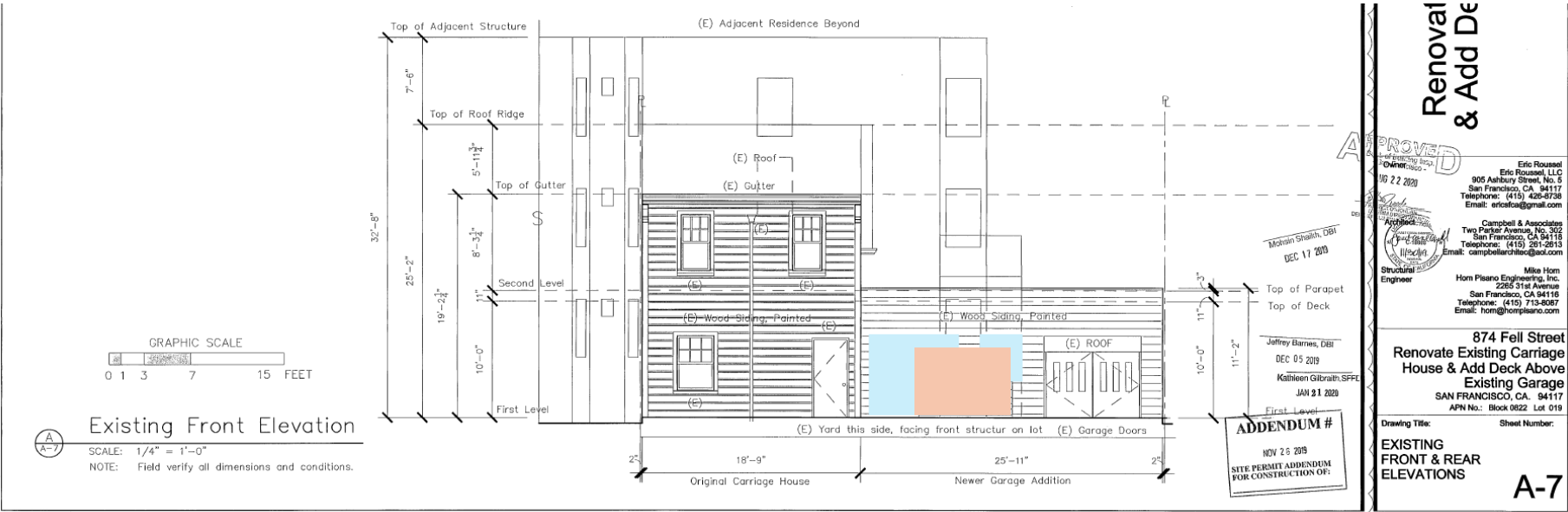
- Outline of (E) Front Structure on Lot
- (E) Adjacent Residence Beyond
- Top of (E) Parapet
- Top of Deck
- First Level
- 2'-0"
- 25'-11"
- 18'-9"
- 2'-0"
- 11'-2"
- 10'-0"
- 1'-2"
- Top of (E) Roof
- (E) Roof
- Top of (E) Eave
- Second Level
- 10'-0"
- 11'-0"
- 14'-11"
- 13'-0"
- 25'-2"
- 32'-8"
- Top of Adjacent Structure
- Top of Roof
- Under Ridge Beam
- 7'-6"
- 1'-2"
- 10'-11"
- 1'-2"
- 13'-0"
- 25'-2"
- 32'-8"
- Newer Garage Addition
- Original Carriage House

APN No.: Block 0822 Lot 019



BPA no. 2013-1125-2814 (vesting 2014.0157V)

Existing garage door removal
New openings



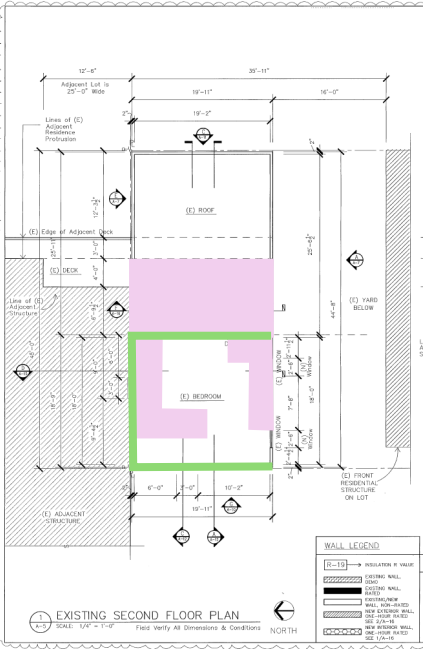
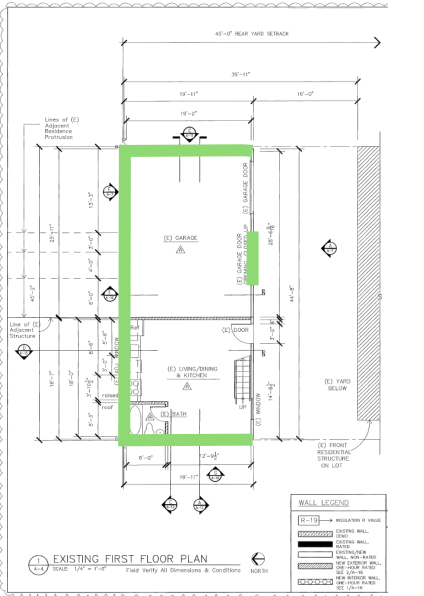
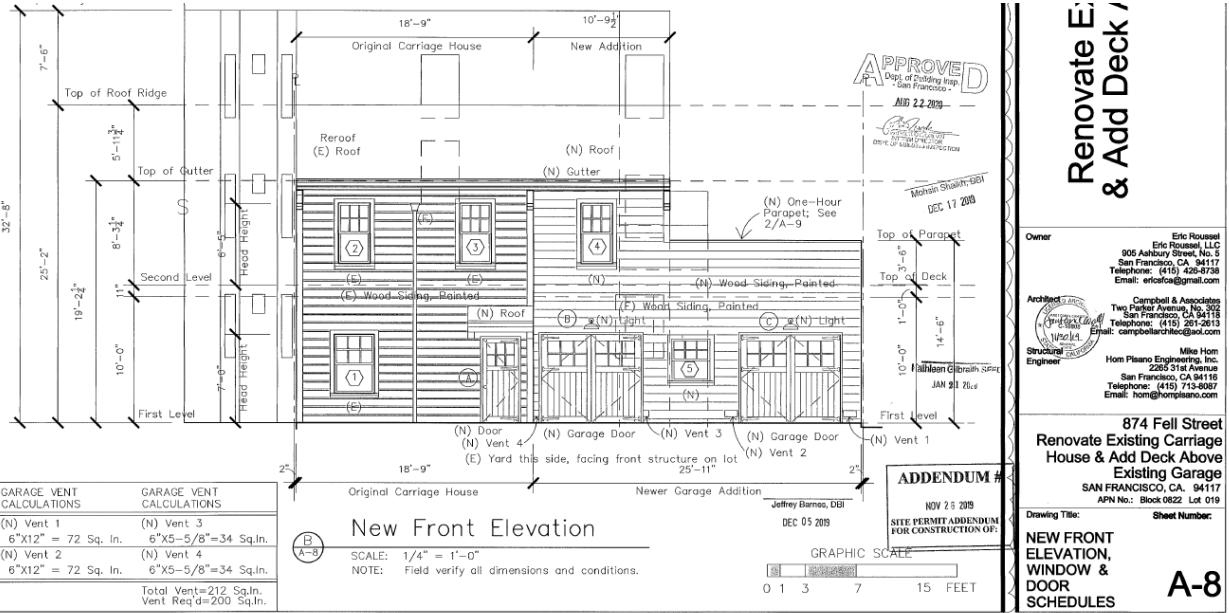
16	42" X 80" (N)	WOOD & GL.	FIXED	NONE	WOOD, PAINTED, INSUL., TEMPERED GLAZING
17	42" X Varies (N)	WOOD & GL.	FIXED	NONE	WOOD, PAINTED, INSUL.
18	36" X Varies (N)	WOOD & GL.	FIXED	NONE	WOOD, PAINTED, INSUL.
19	36" X Varies (N)	WOOD & GL.	FIXED	NONE	WOOD, PAINTED, INSUL.
20	48" X Varies (N)	WOOD & GL.	FIXED	NONE	WOOD, PAINTED, INSUL., TEMPERED GLAZING

* NOTES: 1. WINDOWS TO BE WOOD, PAINTED WHITE, DOUBLE-GLAZED, INSULATED, U FACTOR=0.32, SHGC=0.25
2. SCREENS FOR OPENABLE WINDOWS.

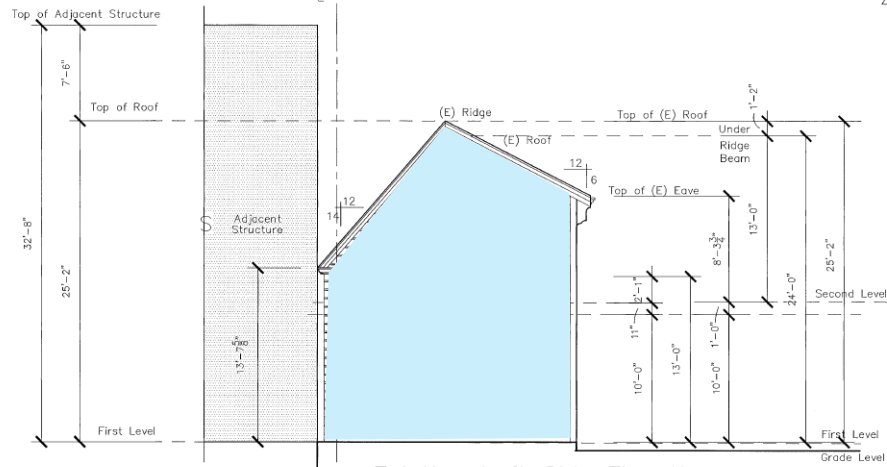
EMERGENCY EGRESS WINDOW(S)

WINDOW	NOMINAL SIZE	WINDOW TYPE
1	36" X 60" (N)	DOUBLE HUNG

MANUFACTURER: PELLA SERIES: 450
NET CLEAR OPENING: 33-13/16" Width
32-1/4" Height
COMPLET.



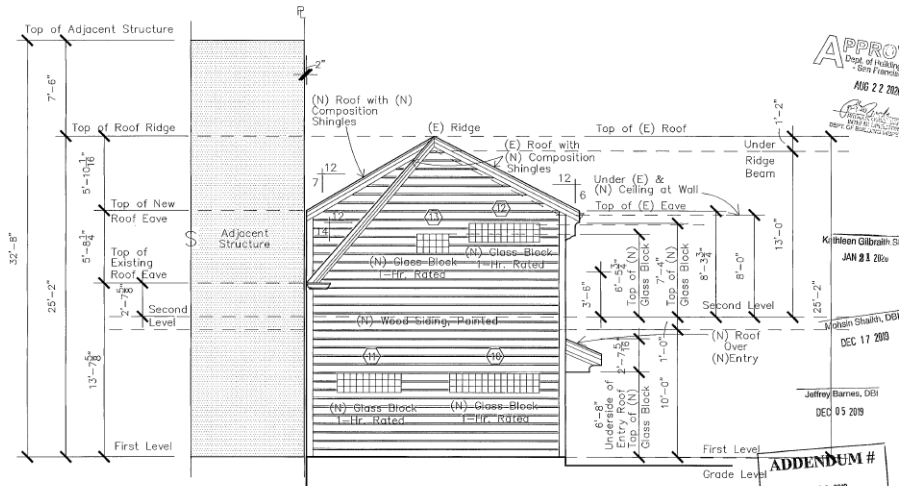
BPA no. 2013-1125-2814 (vesting 2014.0157V)



Existing Left Side Elevation

SCALE: $1/4" = 1'-0"$

NOTE: Field verify all dimensions and conditions.



New Left Side Elevation

SCALE: $1/4" = 1'-0"$

NOTE: Field verify all dimensions and conditions.

Issue:	Date:	Comments:
1	10/18/13	Site Permit Set
2	06/24/15	Site Permit/DBI Rev.
3	10/31/18	Site Permit/DBI Rev.
4	10/28/19	Building Permit Set

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**874 Fell Street
Carriage House
Existing Garage**
San Francisco, CA 94117

APN No.: Block 0822 Lot 019

Owner Eric Roussel
Eric Roussel, LLC
905 Ashbury Street, No. 5
San Francisco, CA 94117
Telephone: (415) 426-8738
Email: ericsfca@gmail.com

Architect: **Campbell & Associates**
Two Parker Avenue, No. 302
San Francisco, CA 94118
Telephone: (415) 261-2613
Email: campbellarchitect@aol.com

Structural
Engineer

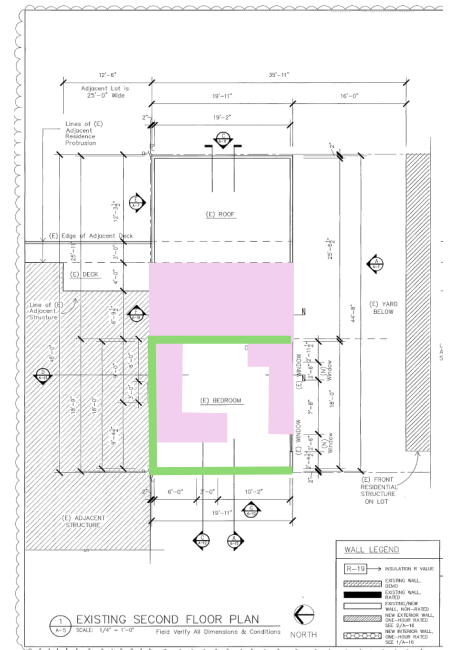
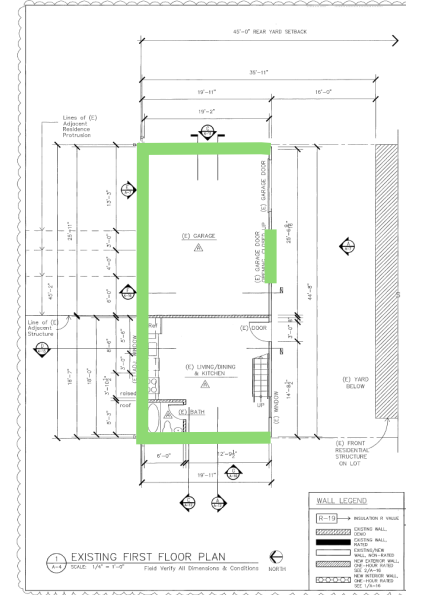
Mike Horn
Horn Pisano Engineering, Inc.
2285 31st Avenue
San Francisco, CA 94116
Telephone: (415) 713-8087
Email: horn@hornpisano.com

874 Fell Street
Renovate Existing Carriage
House & Add Deck Above
Existing Garage
SAN FRANCISCO, CA. 94117
APN No.: Block 0822 Lot 019

Drawing Title:	Sheet Number:
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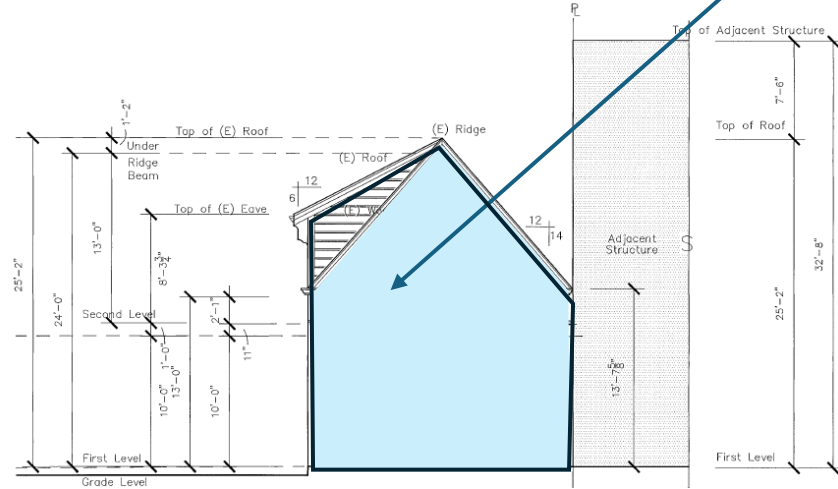
**EXISTING &
NEW LEFT SIDE
ELEVATIONS;
DETAILS**

A-10

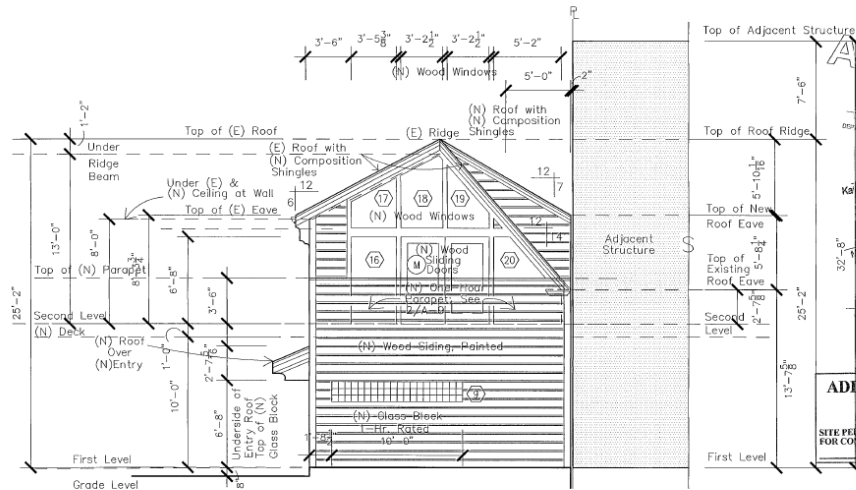


BPA no. 2013-1125-2814 (vesting 2014.0157V)

Does not appear to be drawn correctly



Existing Right Side Elevation
SCALE: 1/4" = 1'-0"
NOTE: Field verify all dimensions and conditions.



New Right Side Elevation
SCALE: 1/4" = 1'-0"
NOTE: Field verify all dimensions and conditions.

- Issue: Date: Comments:
- 1 10/18/13 Site Permit Set
 - 2 06/24/15 Site Permit/DBI Rev.
 - 3 10/31/16 Site Permit/DBI Rev.
 - 4 10/28/19 Building Permit Set

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874 Fell Street
Renovate Existing Carriage House
& Add Deck Above Existing Garage
San Francisco, CA 94117

APN No.: Block 0822 Lot 019

Owner: Eric Roussel, LLC
905 Ashbury Street, No. 5
San Francisco, CA 94117
Telephone: (415) 426-6738
Email: eric@eroussel.com

Architect: Campbell & Associates
Two Parker Avenue, No. 302
San Francisco, CA 94118
Telephone: (415) 261-2613
Email: campbellandassociates@aol.com

Structural Engineer: Mike Hom
Hom Plesano Engineering, Inc.
2295 31st Avenue
San Francisco, CA 94116
Telephone: (415) 713-8087
Email: hom@homplesano.com

ADDENDUM #
NOV 28 2019
SITE PERMIT ADDENDUM
FOR CONSTRUCTION OF:

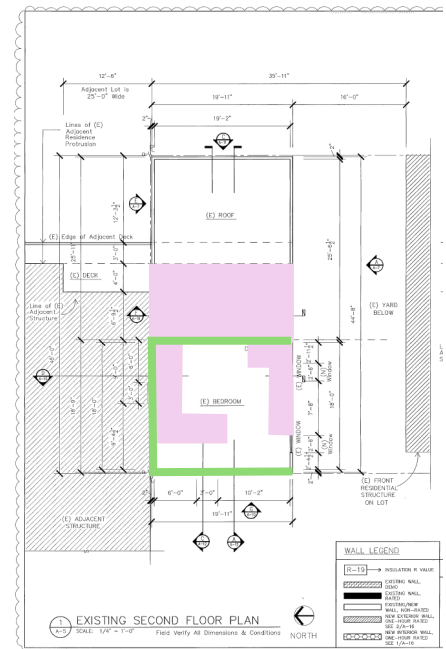
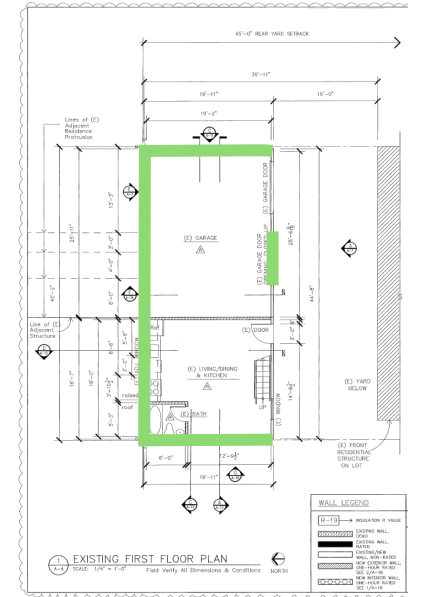
874 Fell Street
Renovate Existing Carriage
House & Add Deck Above
Existing Garage
SAN FRANCISCO, CA 94117
APN No.: Block 0822 Lot 019

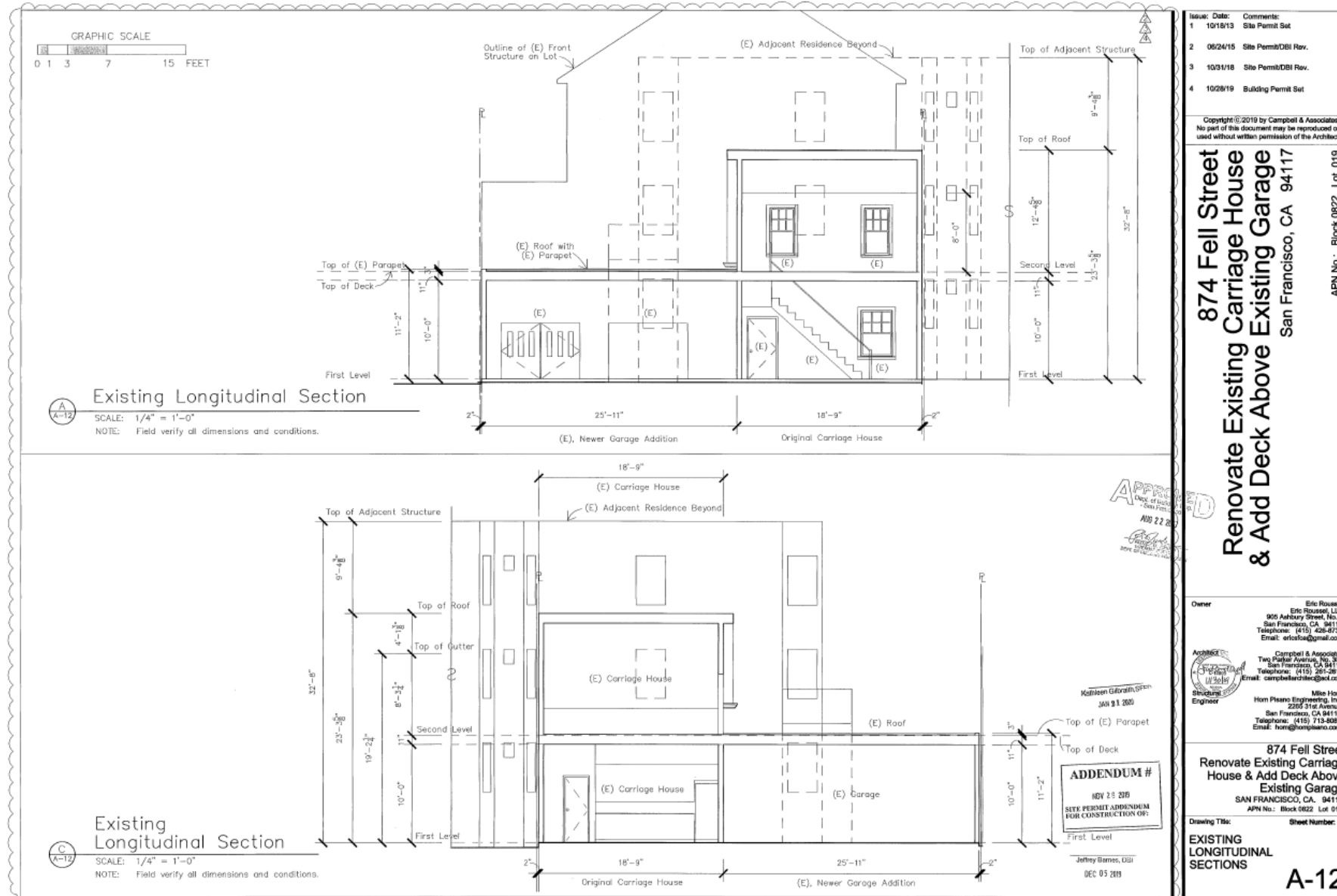
Drawing Title: Sheet Number:

EXISTING & NEW RIGHT SIDE ELEVATIONS & DETAILS

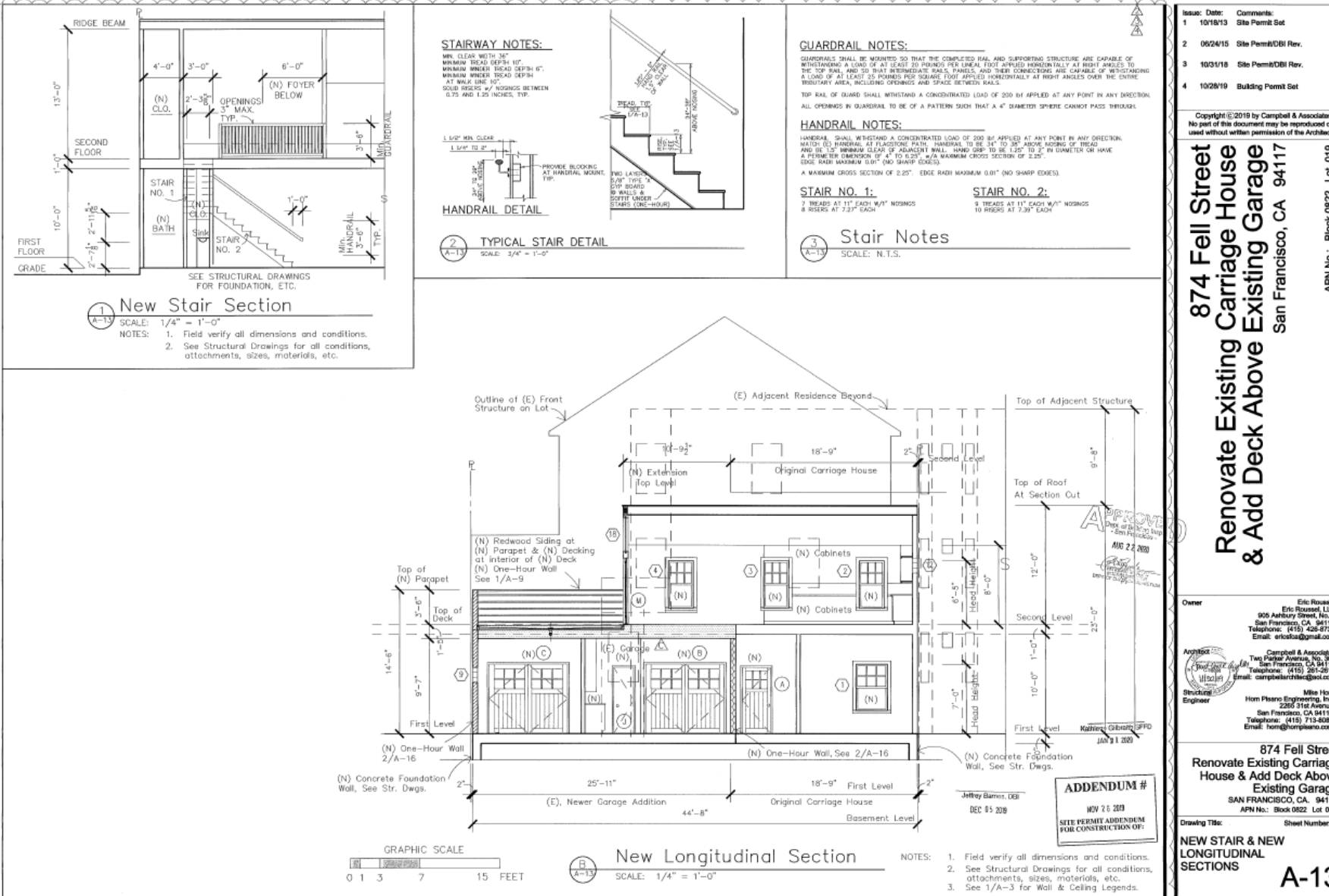
A-11

Vertical Removal





No Basement



No Basement

874 Fell Street
Renovate Existing Carriage House
& Add Deck Above Existing Garage
San Francisco, CA 94117

Issue: Date: 10/18/13
Comments: Site Permit Set
2 06/24/15 Site Permit/DBI Rev.
3 10/31/16 Site Permit/DBI Rev.
4 10/28/19 Building Permit Set

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Owner: Eric Roussel
Eric Roussel, LLC
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Email: eric@erica.com

Architect: Campbell & Associates
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Email: campbellandassociates@gmail.com

Structural Engineer: Mike Hom
Hom Plesano Engineering, Inc.
2285 31st Avenue
San Francisco, CA 94116
Telephone: (415) 713-8087
Email: hom@compesano.com

874 Fell Street
Renovate Existing Carriage
House & Add Deck Above
Existing Garage
SAN FRANCISCO, CA 94117
APN No.: Block 0822 Lot 019

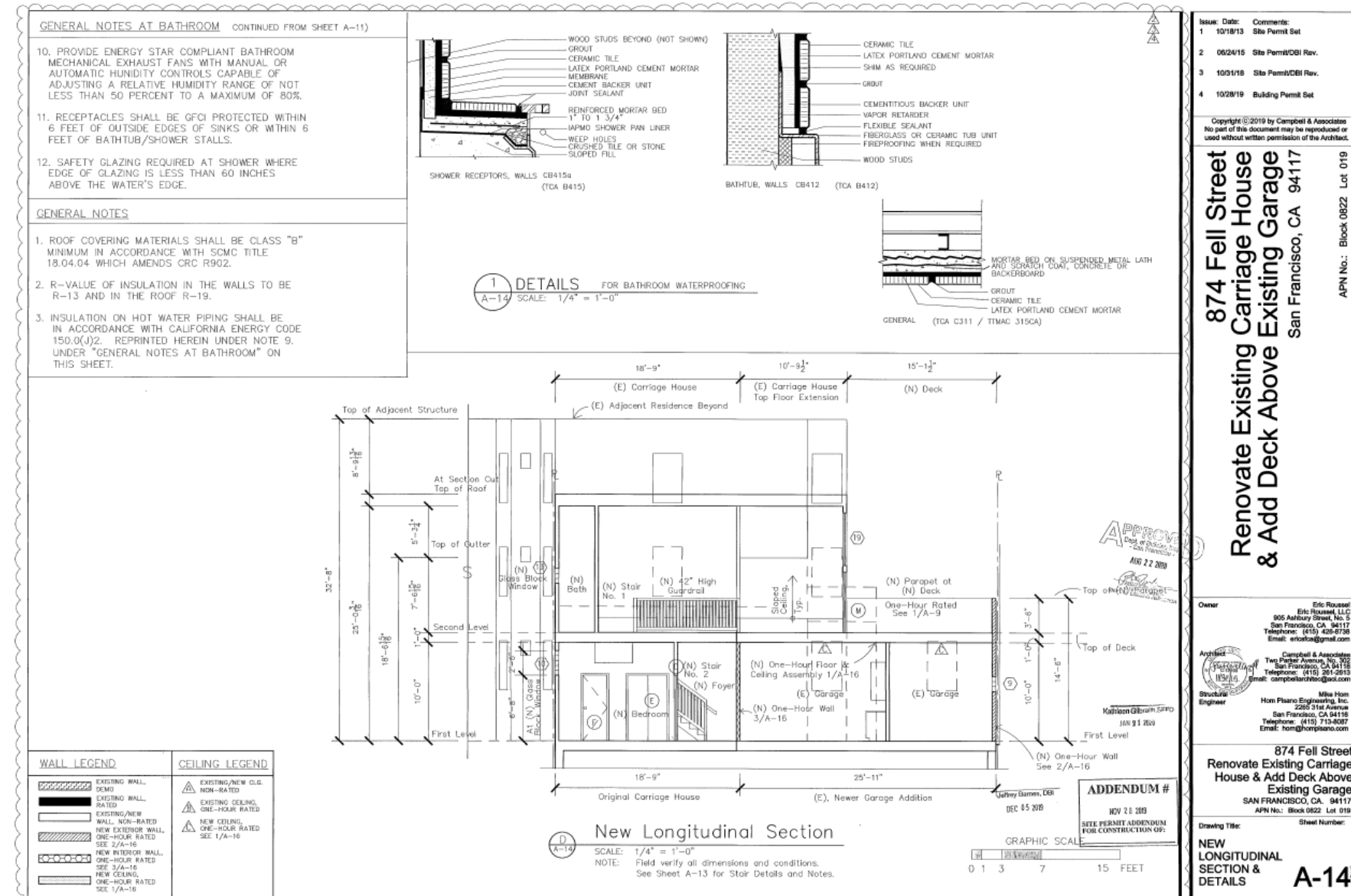
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NEW STAIR & NEW
LONGITUDINAL
SECTIONS

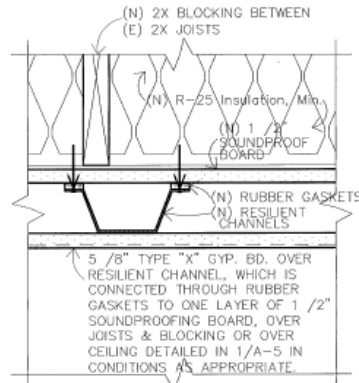
A-13

APN No.: Block 0822 Lot 019

BPA no. 2013-1125-2814 (vesting 2014.0157V)



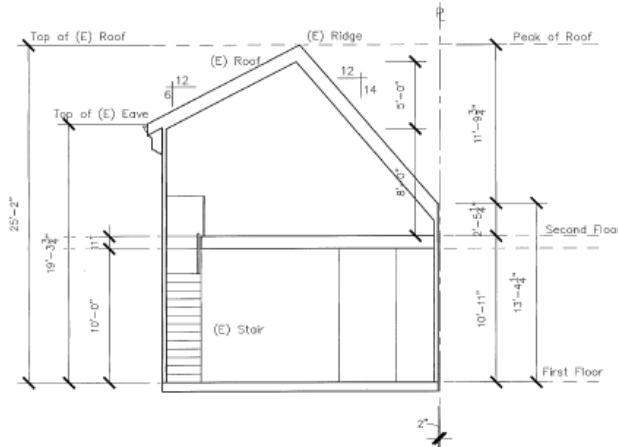
No Basement



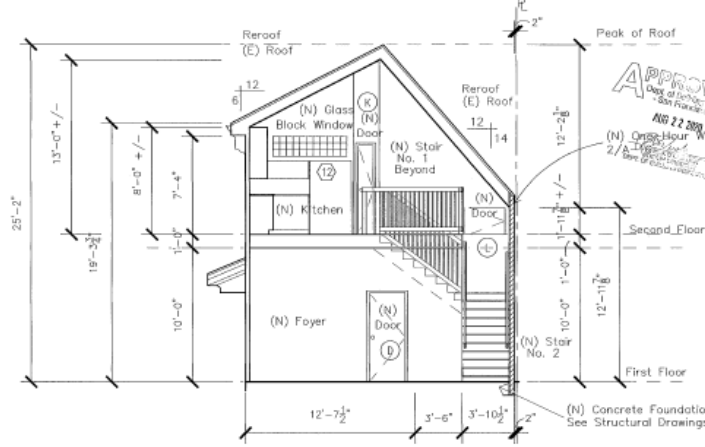
1
A-15
TYPICAL CEILING
SOUNDPROOFING DETAIL
SCALE: NONE

NOTES FOR RATED WALLS & CEILINGS:

1. The Lower Unit shall be separated from the Upper Dwelling Unit and its Attic Area (if any) by means of gypsum board, not less than 5/8" thick, applied to the Lower Unit side.
2. The Lower Unit beneath the Upper Unit above shall be separated from all rooms above by not less than a 5/8" Type "X" Gypsum Board or equivalent and a 1/2" thick Gypsum Board applied to structures supporting the separation from habitable rooms above the Lower Unit.
3. Door openings between the Lower Unit and the Dwelling Unit above shall be equipped with either Solid Wood Doors or Solid or Honeycomb Core Steel Doors not less than 1-3/8" thick or doors & frames at least 20 minute fire rated. Doors shall be self-closing and self-latching. Openings (as in doors, windows, etc.) shall not be permitted between the Lower Unit and any other spaces directly into a room used for sleeping purposes, separate from the Unit.
4. Ducts in the Lower Unit and Ducts penetrating the walls or ceiling separating the dwelling unit from the Upper Dwelling Unit, including its Attic Area (if any), from the Lower Unit shall be constructed of sheet steel of not less than 0.019 inches thick, and shall have no openings into the other unit from the ductwork. Separate Furnaces Required.
5. Horizontal assemblies (floor/ceilings) separating dwelling units in the same building and horizontal assemblies separating sleeping units in the same building shall be a minimum of 1-hour fire-resistance rated construction.

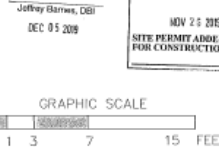


D
A-15
Existing Transverse Section
SCALE: 1/4" = 1'-0"
NOTE: Field verify all dimensions and conditions.



E
A-15
New Transverse Section
SCALE: 1/4" = 1'-0"
NOTE: Field verify all dimensions and conditions.

WALL LEGEND	CEILING LEGEND	NATURAL LIGHT AND VENT CALCULATIONS
<div style="display: flex; flex-direction: column; gap: 5px;"> <div> EXISTING WALL, DEMO</div> <div> EXISTING WALL, RATED</div> <div> EXISTING/NEW WALL, NON-RATED</div> <div> NEW EXTERIOR WALL, ONE-HOUR RATED SEE 2/A-16</div> <div> NEW INTERIOR WALL, ONE-HOUR RATED SEE 1/A-16</div> </div>	<div style="display: flex; flex-direction: column; gap: 5px;"> <div> EXISTING/NEW OLD, NON-RATED</div> <div> EXISTING CEILING, ONE-HOUR RATED</div> <div> NEW CEILING, ONE-HOUR RATED SEE 1/A-16</div> </div>	<p>NATURAL LIGHT AND VENT CALCULATIONS:</p> <p>Min. Required Natural Light =</p> <p>10% of room area.</p> <p>Min. Required Vent =</p> <p>5% of room area.</p> <div style="display: flex; flex-direction: column; gap: 5px;"> <div>1. BEDROOM: 135 SF - 13.5 Light, 6.75 SF Vent Required. 25.28 SF Light, 7.39 SF Vent Provided. Complies.</div> <div>2. KITCHEN/LIVING/DINING ROOM: 438 SF - 43.8 SF Light, 21.9 SF Vent Required. 164.50 SF Light, 58.12 SF Vent Provided. Complies.</div> </div>



Issue:	Date:	Comments:
1	10/18/13	Site Permit Set
2	06/24/15	Site Permit/COI Rev.
3	10/31/18	Site Permit/COI Rev.
4	10/28/19	Building Permit Set

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874 Fell Street
Renovate Existing Carriage House
& Add Deck Above Existing Garage
San Francisco, CA 94117

APN No.: Block 0822 Lot 019

Owner
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Email: ericroussel@gmail.com

Architect
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Email: campbellarchitect@aol.com

Structural Engineer
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Email: hom@homplano.com

874 Fell Street
Renovate Existing Carriage House & Add Deck Above Existing Garage
SAN FRANCISCO, CA. 94117
APN No.: Block 0822 Lot 019

Drawing Title: Sheet Number:

EXISTING & NEW
TRANSVERSE
SECTIONS

A-15

No Basement

No Basement

BPA no. 2020-1130-9847

**Revision to 2013-1125-2814
(vesting 2014.0157V)**

BPA no. 202011309847 - Revision to 2013-1125-2814 (vesting 2014.0157V)

201722542 HIS
201990061 CES

10/12/2021

DCP FEE

ISSUANCE

202011309847

APPLICATION NUMBER

OSMA APPROVAL REC'D

APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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 3 ☐ OTHER AGENCIES REVIEW REQUIRED
FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED: 11/30/21
FILING FEE RECEIPT NO.:
(1) STREET ADDRESS OF JOB: 874 Fell St.
BLOCK & LOT: 0822/019
PERMIT NO.: 1548254
ISSUED: NOV 12 2021
(2A) ESTIMATED COST OF JOB: \$100
(2B) REVISED COST: \$1.00 & one hour plan check fee
BY: [Signature] DATE: 9/20/21

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.: VB
(5A) NO. OF STORIES OF OCCUPANCY: 2
(6A) NO. OF BASEMENTS AND CELLARS: 0
(7A) PRESENT USE: Apartments Cottage
(8A) OCCUP. CLASS: 202
(9A) NO. OF DWELLING UNITS: 2

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.: VB
(5) NO. OF STORIES OF OCCUPANCY: 2
(6) NO. OF BASEMENTS AND CELLARS: 0
(7) PROPOSED USE (LEGAL USE): Single Family
(8) OCCUP. CLASS: 202
(9) NO. OF DWELLING UNITS: 2

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES ☐ NO ☒
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☐ NO ☒
(12) ELECTRICAL WORK TO BE PERFORMED? YES ☐ NO ☒
(13) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☒

(14) GENERAL CONTRACTOR: Unknown Owner Daniel
ADDRESS: 874 Fell St. ZIP: 94117
(15) OWNER - LESSEE (CROSS OUT ONE): Eric Roussel
ADDRESS: 874 Fell St. ZIP: 94117
PHONE (FOR CONTACT BY DEPT.): 415 528 0227

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

Approved
Revise Layout of Interior Rooms to Permit No. 2013-1125-2814
Revise Structural Accordingly & to Shoring Eng. Recommendations
Shoring Drawings Included.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES ☐ NO ☒
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT
(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES ☐ NO ☒
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES ☐ NO ☒
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES ☐ NO ☒
(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON LOT PLAN) YES ☐ NO ☒
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES ☐ NO ☒

(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION): Campbell & Assoc./SPARKER AVE #302/5F, CA 94118
ADDRESS: C18808
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") UNKNOWN

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: [Signature] David Pang, DBI
SEP 20 2021
BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

SPECIAL INSPECTION REQUIRED PER SFBC SECTION 1704

APPROVED: Revision to BPA # 2013 11252814 to revise previously approved unit layout, in fill garage openings, remove sky lights, new wood windows and wood stairs, Subterranean stair to basement.
SEP 17 2021
APPROVED BY MATHEW CHANDLER
DEPARTMENT OF CITY PLANNING PLANNING DEPARTMENT

APPROVED: [Signature]
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

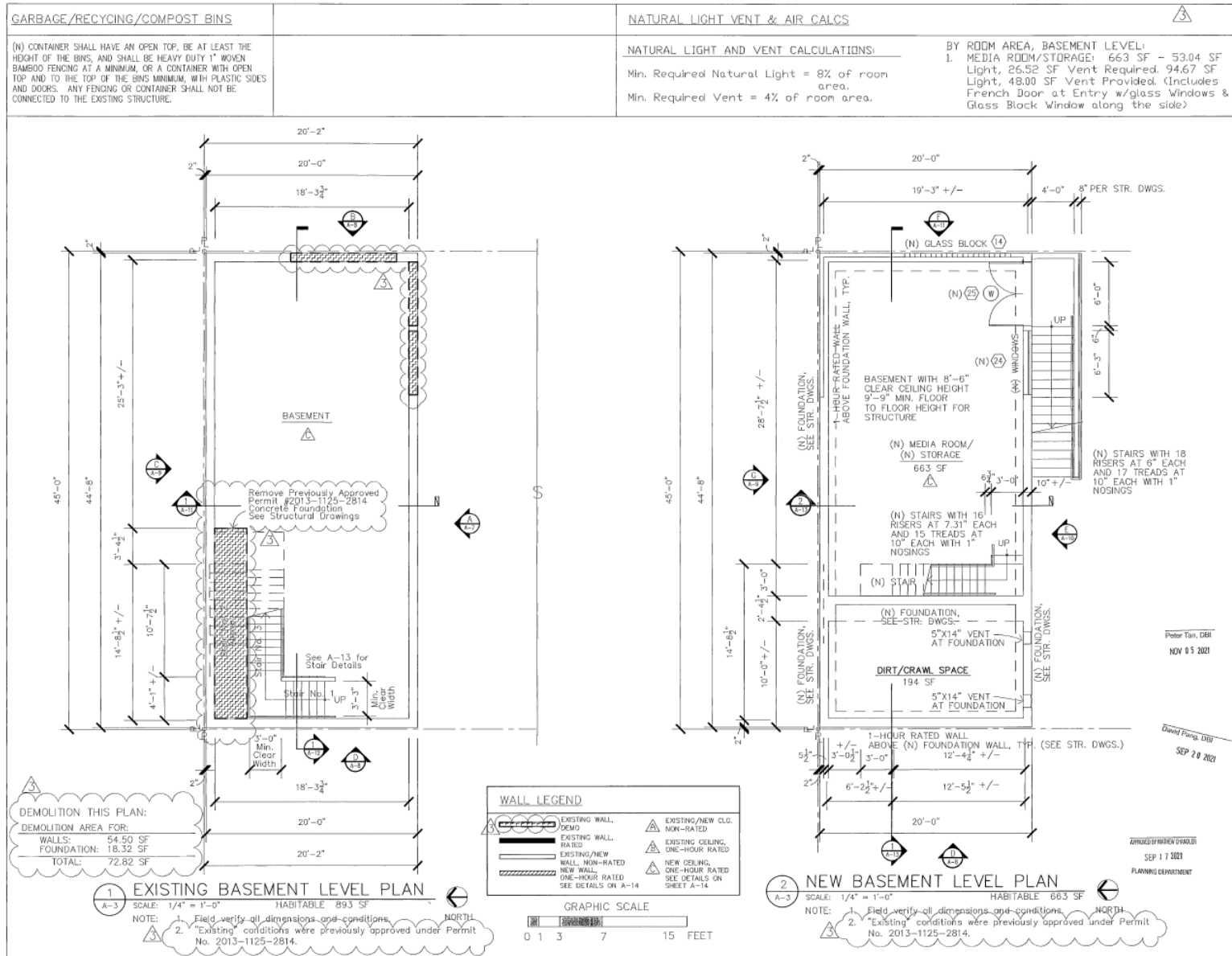
APPROVED: [Signature] Peter Pan, DBI
NOV 05 2021
MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: _____
REASON: _____
NOTIFIED MR. _____
DATE: 11/11/21
REASON: Updated PTS to reflect ME approval from 9/17/21 - SS [Signature]
NOTIFIED MR. _____
DATE: _____
REASON: _____
NOTIFIED MR. _____

HOLD SECTION - NOTE DATE

APPROVED: Revision to BPA # 2013 11252814 to revise previously approved unit layout, in fill garage openings, remove sky lights, new wood windows and wood stairs, Subterranean stair to basement.
SEP 17 2021
APPROVED BY MATHEW CHANDLER
DEPARTMENT OF CITY PLANNING PLANNING DEPARTMENT

BPA no. 202011309847 - Revision to 2013-1125-2814 (vesting 2014.0157V)



Issue Date: 11/16/20		Comments: Building Permit Set	
2 01/07/21		Planning Revisions	
3 05/30/21		Planning Revisions	

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874 Fell Street
Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814
San Francisco, CA 94117
APN No.: Block 0822 Lot 019

APPROVED
10/12/2021
DEPT. OF BUILDING & SAFETY

Owner: Eric Roussel
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Architect: Campbell & Associates
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Email: campbellarchitects@gmail.com

Structural Engineer: Mike Hom
Hom Planning Engineering, Inc.
2225 16th Avenue
San Francisco, CA 94116
Telephone: (415) 713-6067
Email: hom@hompe.com

874 Fell Street
Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814
SAN FRANCISCO, CA 94117
APN No.: Block 0822 Lot 019

Drawing Title: **EXISTING & NEW BASEMENT FLOOR PLANS**
Sheet Number: **A-3**
SHEET 4 OF 20

NEW Basement

BP No. 2013-1125-2814 – does not show an existing basement

Approved by Joe Sacchi – new basement

PTS Comments:

11/5/21: Update PTS to reflect MC approval from 9/17/21. - JS joseph.sacchi@sfgov.org 9/17/21: Revise approved layout of BPA 201311252814. Expand approved unit into adjacent space and basement with subterranean stair. Infill two garage openings with wood siding and wood windows and folding doors at exterior. Mathew.chandler@sfgov.org. OTC Comments: Submit an approved BPA 201311252814; Ensure all floor plans are accurate-showing internal stair to basement, show the exterior stair & stairwell to the basement on the existing floor plan if applicable, show all demolition on the existing elevations, note no change for all elevations, plans, and sections that do not receive work. Additional review by the Zoning Administrator may be required per the conditions attached to Variance Application No 2014.0157V. Mathew Chandler 12/11/2020 3/5/21: provide max depth of excavation & clarify depth of basement. clarify work at facades, provide details on garage infill. M Chandler

NATURAL LIGHT VENT & AIR CALCS STANDARDS**NATURAL LIGHT AND VENT CALCULATIONS:**

Min. Required Natural Light = 8% of room

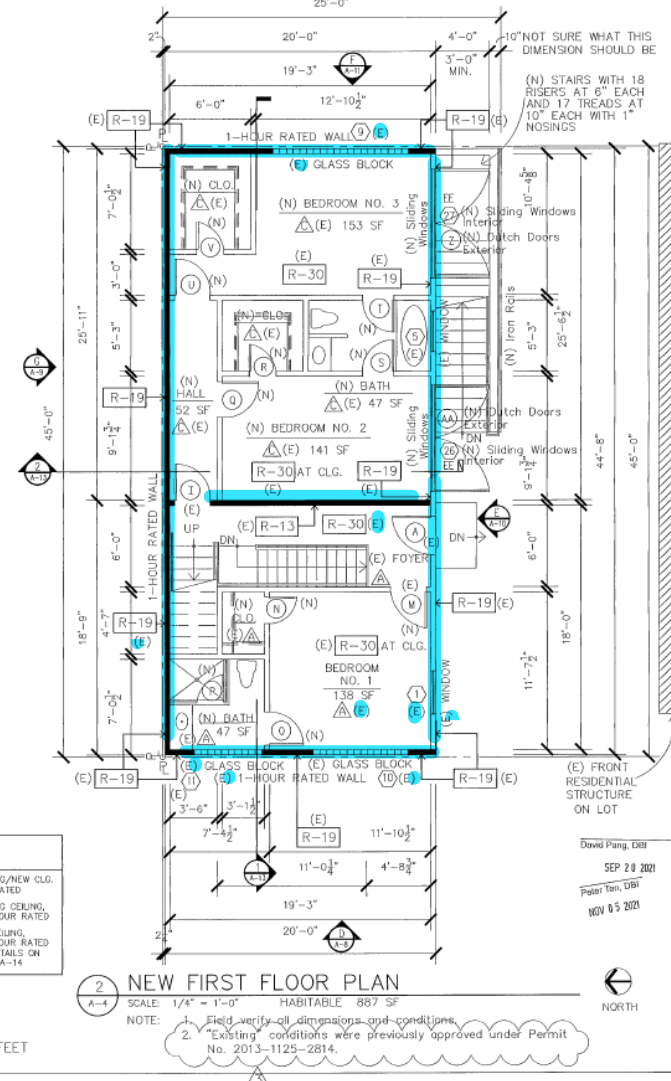
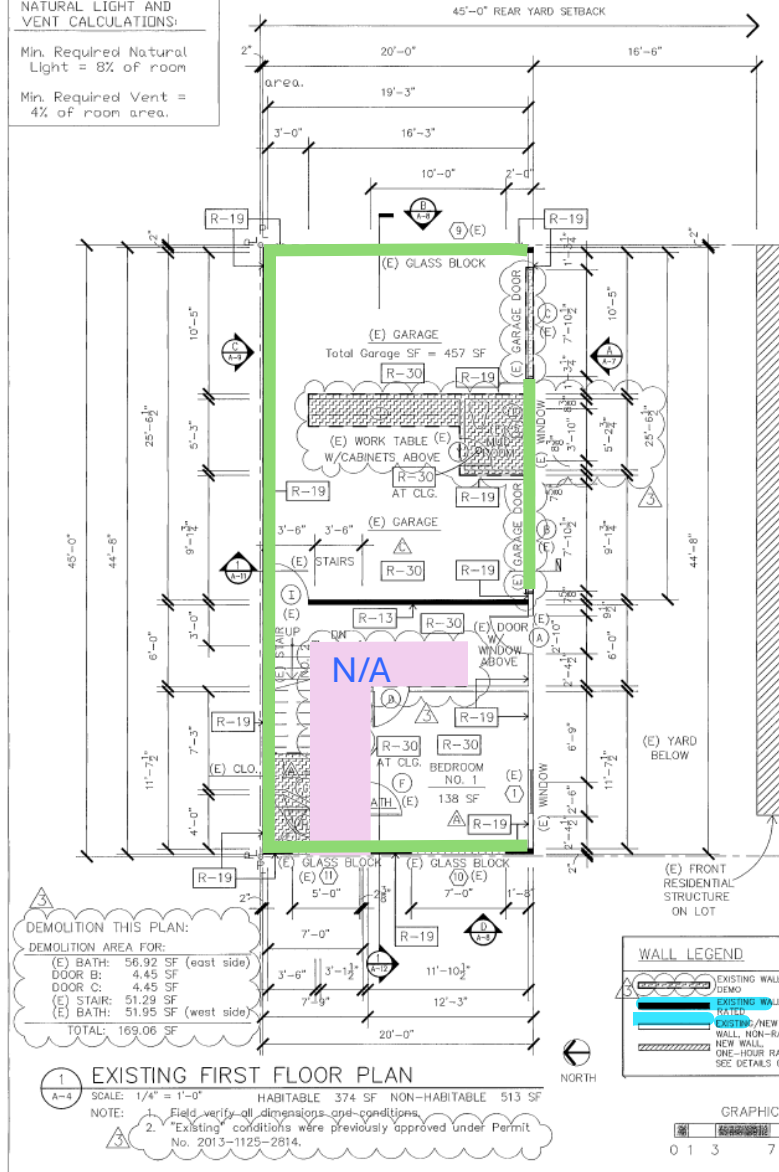
Min. Required Vent = 4% of room area.

NATURAL LIGHT VENT & AIR CALCS**BY ROOM AREA:**

1. BEDROOM NO. 1: 138 SF - 11.04 SF Light, 5.52 SF Vent Required, 26.33 SF Light, 7.92 SF Vent Provided.

2. BEDROOM NO. 2: 141 SF - 11.28 SF Light, 5.64 SF Vent Required, 12.38 SF Light, 56 SF Vent Provided.

3. BEDROOM NO. 3: 153 SF - 12.24 SF Light, 6.12 SF Vent Required, 12.38 SF Light, 56 SF Vent Provided.



Issue: Date: 11/18/20
Comments: Building Permit Set

2 01/07/21 Planning Revisions

3 05/30/21 Planning Revisions

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874 Fell Street

Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814

San Francisco, CA 94117
APN No.: Block 0822 Lot 019

APPROVED
REPLACES PERMIT 2013-1125-2814
SEP 13 2021
PLANNING DEPARTMENT
CITY OF SAN FRANCISCO

Owner: Eric Roussel
Eric Roussel, LLC
905 Ashbury Street, No. 5
San Francisco, CA 94117
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Email: eric@erica.com

Architect: Campbell & Associates
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Telephone: (415) 201-2813
Email: campbellarchitect@aol.com

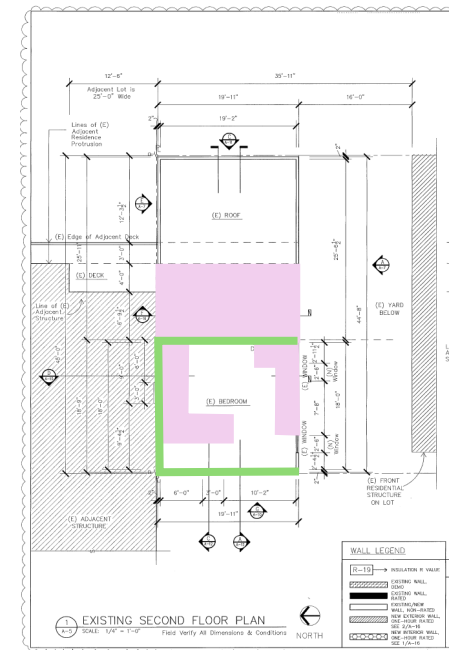
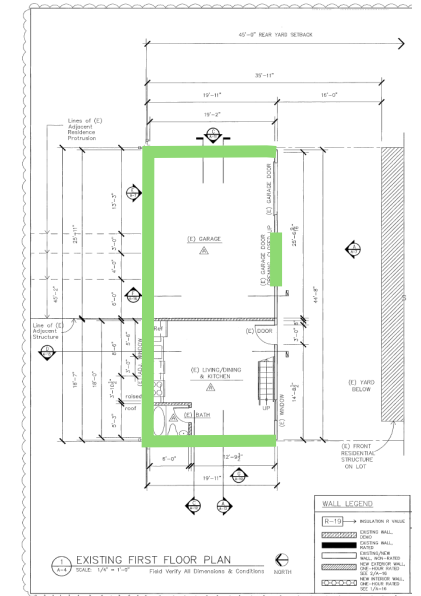
Structural Engineer: Horn Pising Engineering, Inc.
2285 31st Avenue
San Francisco, CA 94116
Telephone: (415) 713-6067
Email: horn@hornpising.com

874 Fell Street
Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814
SAN FRANCISCO, CA 94117

APN No.: Block 0822 Lot 019

Drawing Title: **EXISTING & NEW FIRST FLOOR PLANS**

A-4
SHEET 6 OF 20



BPA no. 202011309847 - Revision to 2013-1125-2814 (vesting 2014.0157V)

WINDOW SCHEDULE* EE = EMERGENCY EGRESS WINDOW					DOOR SCHEDULE				
NO.	SIZE W X H	TYPE	OPER.	HARDWARE*	COMMENTS	NO.	SIZE	TYPE	RATING HARDWARE COMMENTS
1	38" x 60" (E) EE	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL., WITH SCREEN	A	34" x 80" (E)	WOOD & GL. PTD.	NONE LEVER DEADBOLT & LOCKSET EXTERIOR DOOR
2	30" x 58" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL., WITH SCREEN	B	96" x 84" (E)	WOOD & GL. PTD.	NONE GARAGE DOOR REMOVE
3	30" x 58" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL., WITH SCREEN	C	96" x 84" (E)	WOOD & GL. PTD.	NONE GARAGE DOOR REMOVE
4	30" x 58" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL., WITH SCREEN	D	24" x 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR REMOVE
5	36" x 40" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL., WITH SCREEN	E	32" x 80" (E)	WOOD, PTD.	45min LOCKSET INTERIOR DOOR REMOVE
6	NOT USED					F	32" x 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR REMOVE
7	NOT USED					G	30" x 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR REMOVE
8	NOT USED					H	16" x 80" (E)	WOOD, PTD.	NONE LEVER INTERIOR DOOR REMOVE
9	120" x 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	I	24" x 60" (E)	ALUM. & GL.	NONE PULL SHOWER DOOR
10	84" x 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	J	36" x 48" (E)	WOOD, PTD.	NONE PULL INTERIOR DOOR
11	60" x 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	K	24" x 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
12	66" x 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	L	80" x 60" (E)	ALUM. & GL.	NONE PULL & LOCKSET SLIDING GLASS DOORS
13	30" x 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	M	32" x 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
14	120" x 54" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	N	24" x 80" (E)	WOOD, PTD.	NONE LEVER INTERIOR DOOR
15	Custom Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	O	30" x 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
16	42" x 80" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	P	24" x 80" (E)	ALUM. & GL.	NONE PULL SHOWER DOOR
17	42" x 66" Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	Q	32" x 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
18	38" x 66" Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	R	24" x 60" (E)	WOOD, PTD.	NONE LEVER INTERIOR DOOR
19	38" x 66" Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	S	28" x 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
20	48" x 80" Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	T	28" x 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
21	56" x 48" (N)	WOOD & GL.	SLIDER	NONE	ALUM. CLAD WD., INSUL., WITH SCREEN	U	32" x 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR
22	56" x 48" (N)	WOOD & GL.	SLIDER	NONE	ALUM. CLAD WD., INSUL., WITH SCREEN	V	24" x 80" (E)	WOOD, PTD.	NONE LEVER INTERIOR DOOR
23	36" x 48" (N)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	W	36" x 80" PR. (N)	WOOD, PTD.	NONE LOCKSET EXTERIOR DOOR
24	72" x 32" (N)	WOOD & GL.	SLIDER	NONE	ALUM. CLAD WD., INSUL.	X	36" x 80" (E)	WOOD, PTD.	NONE LOCKSET EXTERIOR DOOR REMOVE
25	72" x 16" (N)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	Y	24" x 80" (E)	WOOD, PTD.	NONE LOCKSET INTERIOR DOOR REMOVE
26	32" x 60" EE TRIPLE, (N)	WOOD & GL.	SLIDER	OPENABLE 24" A.F.F.	ALUM. CLAD WD., INSUL., WITH INTERNAL SCREEN	Z	48" x 80" PR. (N)	WOOD, PTD.	NONE LOCKABLE EXTERIOR DUTCH DOORS
27	32" x 60" EE TRIPLE, (N)	WOOD & GL.	SLIDER	OPENABLE 24" A.F.F.	ALUM. CLAD WD., INSUL., WITH INTERNAL SCREEN	AA	48" x 80" PR. (N)	WOOD, PTD.	NONE LOCKABLE EXTERIOR DUTCH DOORS

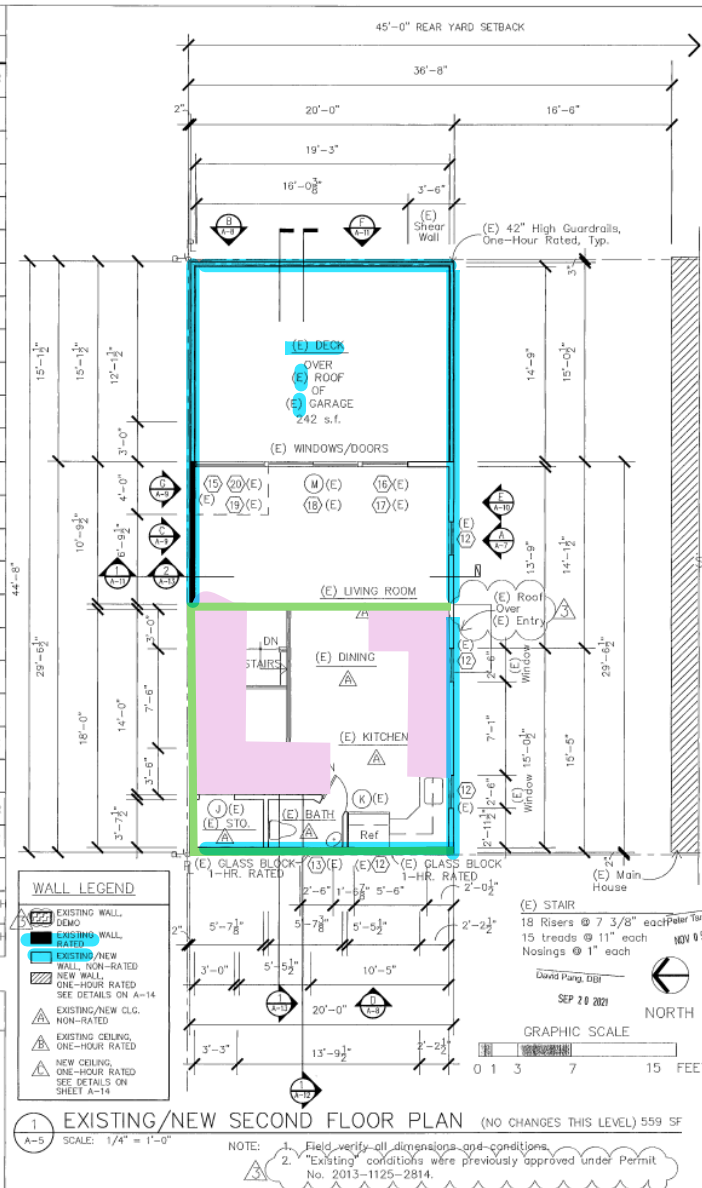
NATURAL LIGHT VENT & AIR CALCS

NATURAL LIGHT AND VENT CALCULATIONS:

Min. Required Natural Light = 8% of room area.
Min. Required Vent = 4% of room area.

BY ROOM AREA:

1. KITCHEN/DINING/LIVING ROOM: 428 SF -
34.24 SF Light, 17.12 SF Vent Required.
150.00 SF Light, 63.13 SF Vent Provided.



Issue Date: 11/18/20 Comments: Building Permit Set

2 01/07/21 Planning Revisions

3 05/30/21 Planning Revisions

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874 Fell Street
Renovate Existing Carriage
House - Revision to Permit
No. 2013-1125-2814
San Francisco, CA 94117
APN No.: Block 0822 Lot 019

APPROVED
SEP 17 2021
PLANNING DEPARTMENT

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Email: campbell@csa.com

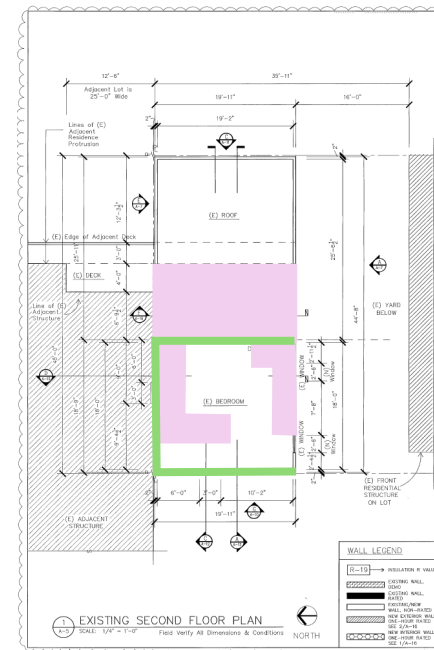
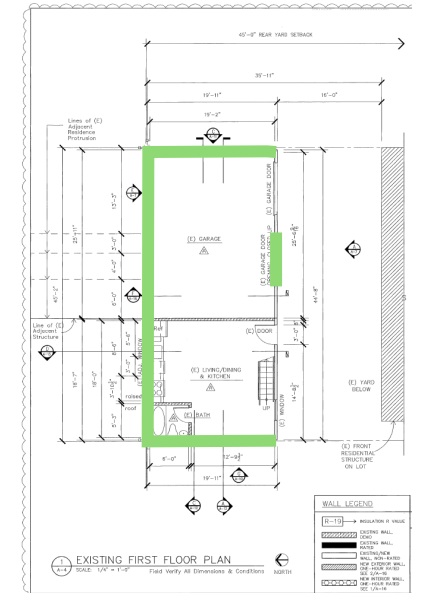
Structural Engineer: Mike Hom
Hom Planning Engineering, Inc.
2280 31st Avenue
San Francisco, CA 94116
Telephone: (415) 713-6067
Email: mike@homplanning.com

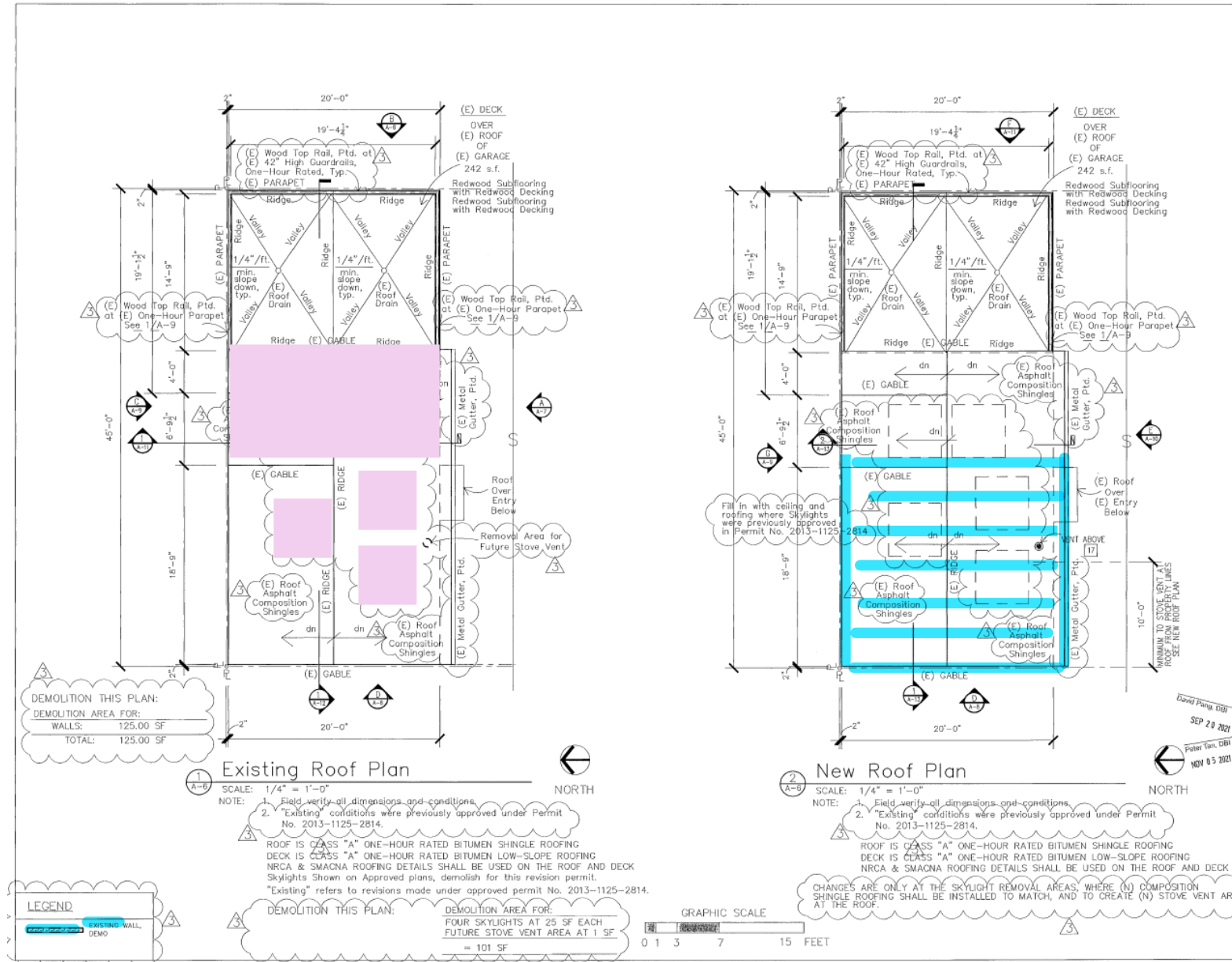
874 Fell Street
Renovate Existing Carriage
House - Revision to Permit
No. 2013-1125-2814
SAN FRANCISCO, CA. 94117

APN No.: Block 0822 Lot 019

Drawing Title: EXISTING & NEW
SECOND
FLOOR PLAN,
SCHEDULES

Sheet Number: A-5
SHEET 6 OF 20





Issue: Date: 05/30/21 Comments: Building Permit Set

2 01/07/21 Planning Revisions

3 05/30/21 Planning Revisions

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874 Fell Street
Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814
 APPROVED
 10/12/2021
 SEP 17 2021
 PLANNING DEPARTMENT

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Architect: Campbell & Associates
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 Telephone: (415) 201-2813
 Email: campbellassociates@aol.com

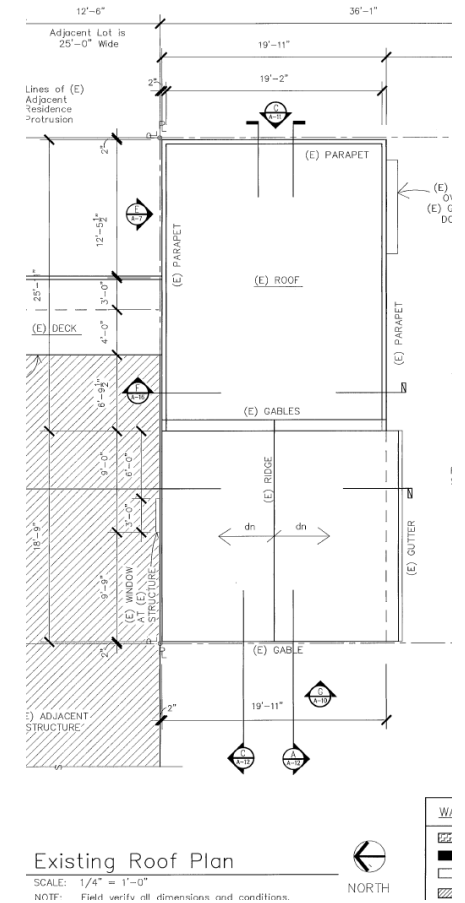
Structural Engineer: Mike Horn
 Horn Planning Engineering, Inc.
 2265 31st Avenue
 San Francisco, CA 94118
 Telephone: (415) 713-8087
 Email: horn@hornplanning.com

874 Fell Street
Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814
 SAN FRANCISCO, CA. 94117

APN No.: Block 0822 Lot 019

Drawing Title: **EXISTING & NEW ROOF PLANS**

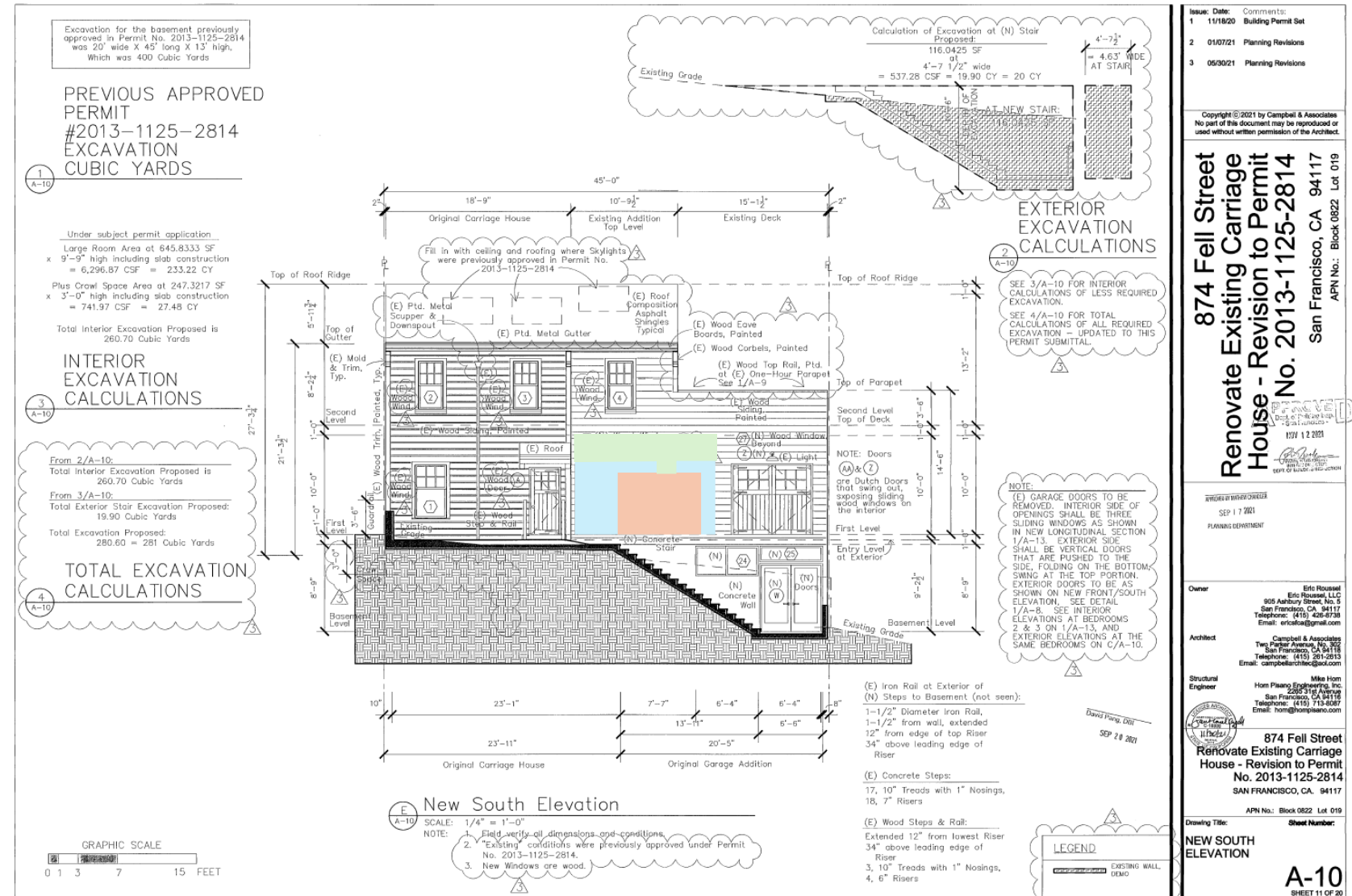
Sheet Number: **A-6**
 SHEET 7 OF 20

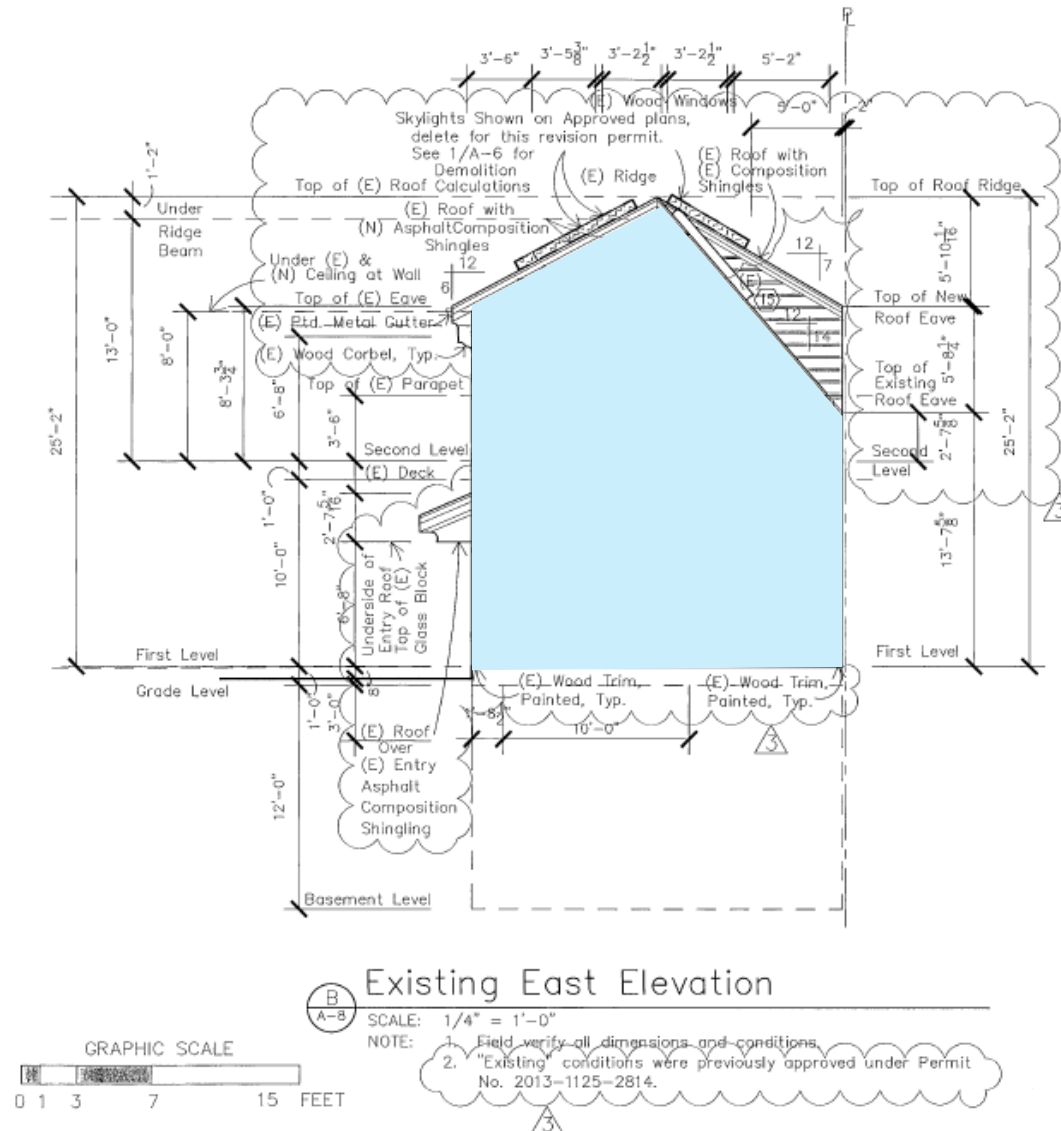


NEW Basement

BP No. 2013-1125-2814 –
does not show an
existing basement

Approved by Joe Sacchi
– new basement





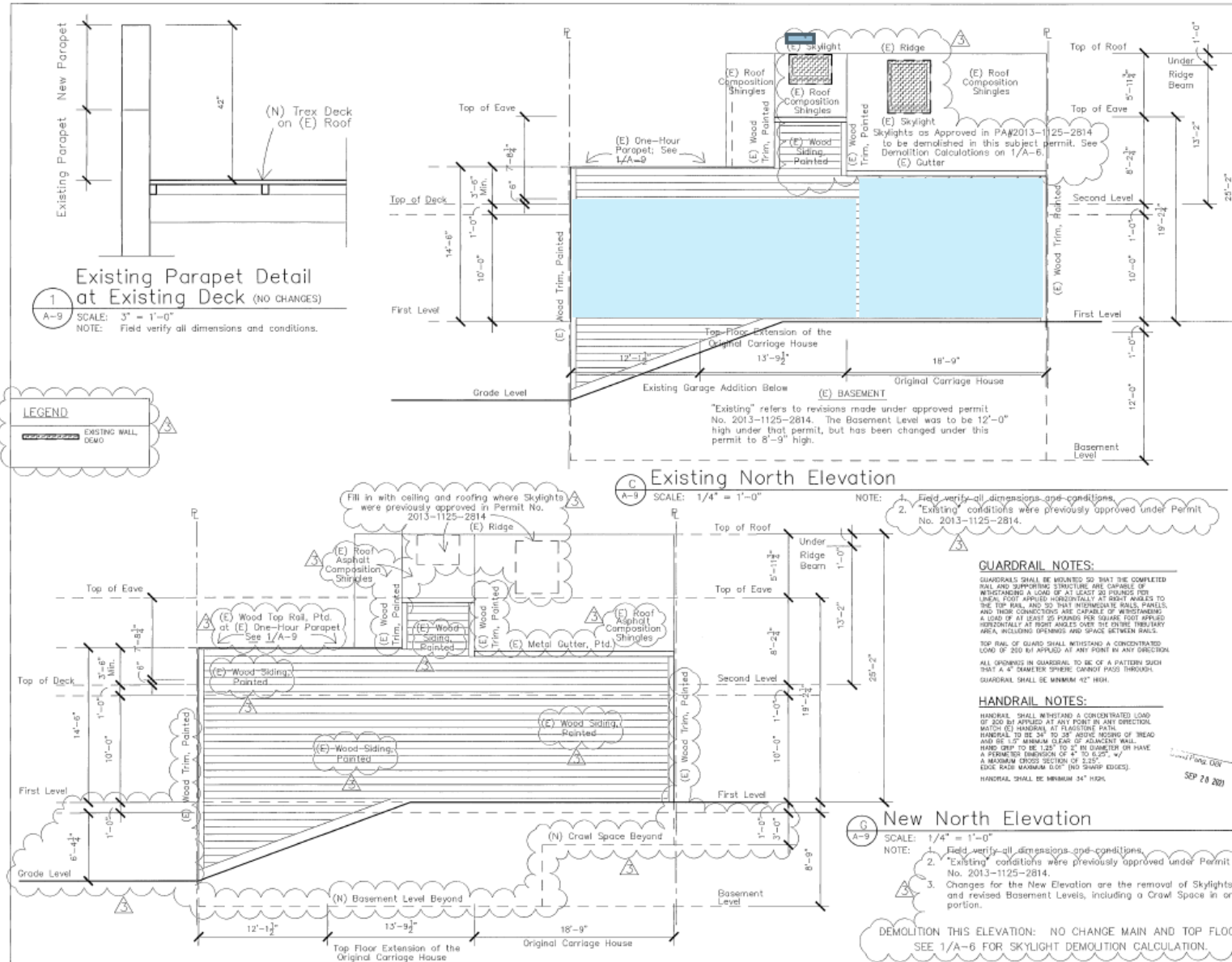
A-8

NOTE:

- LEGEND

DEMOLITION THIS ELEVATION: NO CHANGE MAIN AND TOP FLOOR
SKYLIGHTS ARE DEMOLISHED. DEMO SKYLIGHTS 11.52 SF THIS ELEVATION.
SEE CALCS ON 1/A-6. BOTTOM FLOOR RAISED UP IN ELEVATION.

David Pang, DBU
SEP 28 2021



Issue: Date: 11/18/20
Comments: Building Permit Set

2 01/07/21 Planning Revisions
 3 06/30/21 Planning Revisions

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874 Fell Street
Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814
 San Francisco, CA 94117
 APN No.: Block 0822 Lot 019

APPROVED
 SEP 13 2021
 PLANNING DEPARTMENT

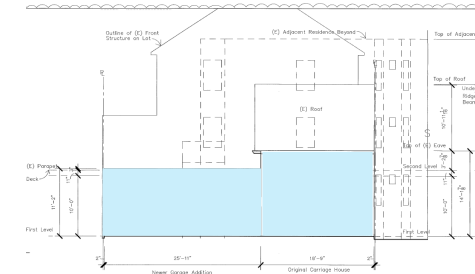
Owner: Eric Roussel
 Eric Roussel, LLC
 900 Ashbury Street, No. 5
 San Francisco, CA 94117
 Telephone: (415) 426-8738
 Email: eric@eroussel.com

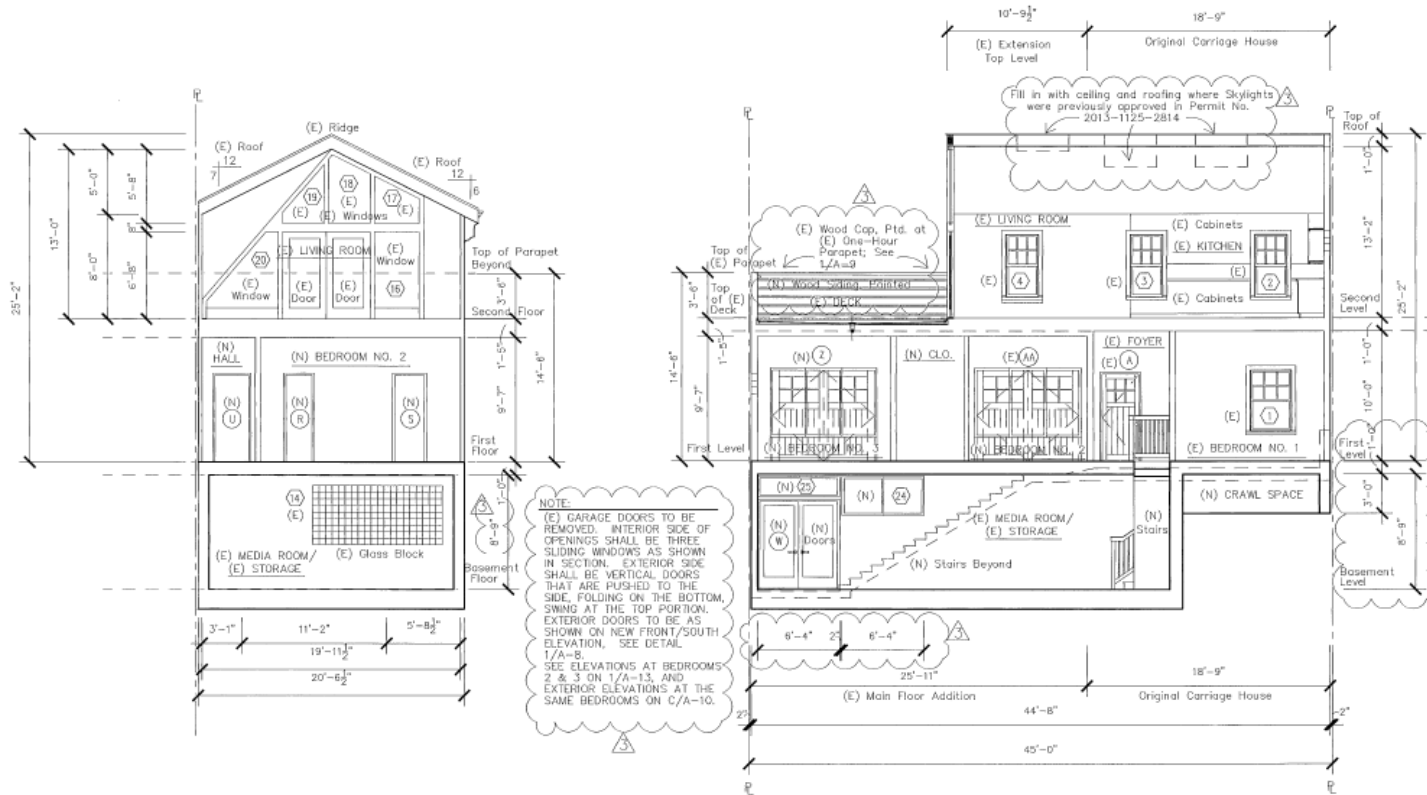
Architect: Campbell & Associates
 Two Parker Avenue, No. 302
 San Francisco, CA 94118
 Telephone: (415) 201-2813
 Email: campbellchicago@gmail.com

Structural Engineer: Mike Hom
 Hom Pham Engineering, Inc.
 2205 3rd Avenue
 San Francisco, CA 94115
 Telephone: (415) 713-8087
 Email: hom@hompham.com

874 Fell Street
Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814
 SAN FRANCISCO, CA. 94117

APN No.: Block 0822 Lot 019
 Sheet Number:
EXISTING & NEW NORTH ELEVATIONS
A-9
 SHEET 10 OF 20





LEGEND

EXISTING WALL

DEMO

Issue: Date: 11/18/20
Comments: Building Permit Set
2 01/07/21 Planning Revisions
3 05/30/21 Planning Revisions

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874 Fell Street
Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814
San Francisco, CA 94117
APN No.: Block 0822 Lot 019

APPROVED FOR SUBMITTAL
SEP 17 2021
PLANNING DEPARTMENT

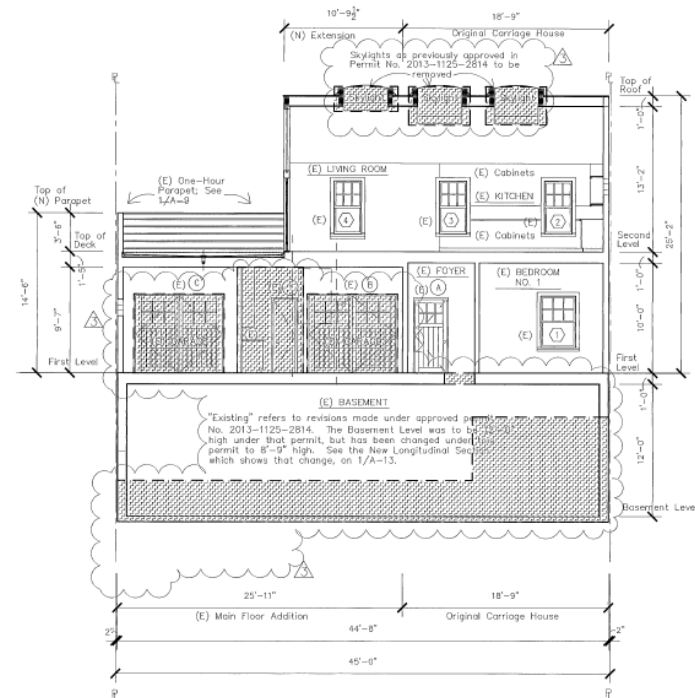
Owner: Eric Russell
Eric Russell, LLC
905 Anthony Street, No. 5
San Francisco, CA 94117
Telephone: (415) 426-8738
Email: ericrussell@gmail.com
Architect: Campbell & Associates
Two Parker Avenue, No. 302
San Francisco, CA 94118
Telephone: (415) 201-2813
Email: campbellarchitect@aol.com
Structural Engineer: Mike Horn
Horn Planning Engineering, Inc.
2835 Steeple Avenue
San Francisco, CA 94116
Telephone: (415) 713-6067
Email: horn@hornplanning.com

874 Fell Street
Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814
SAN FRANCISCO, CA 94117

APN No.: Block 0822 Lot 019
Drawing Title: Sheet Number:

NEW LONGITUDINAL & TRANSVERSE SECTIONS

A-13
SHEET 14 OF 20

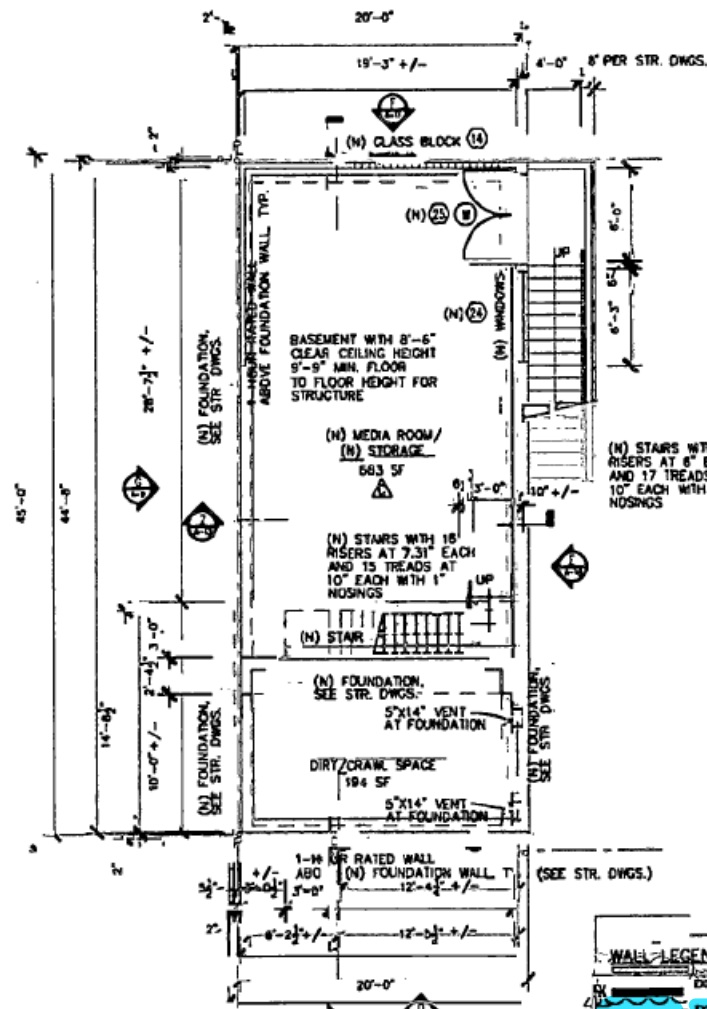


NOTE: 1. Field verify all dimensions and conditions.
2. "Existing" refers to revisions made under approved permit No. 2013-1125-2814.

BPA no. 2024-0117-4149

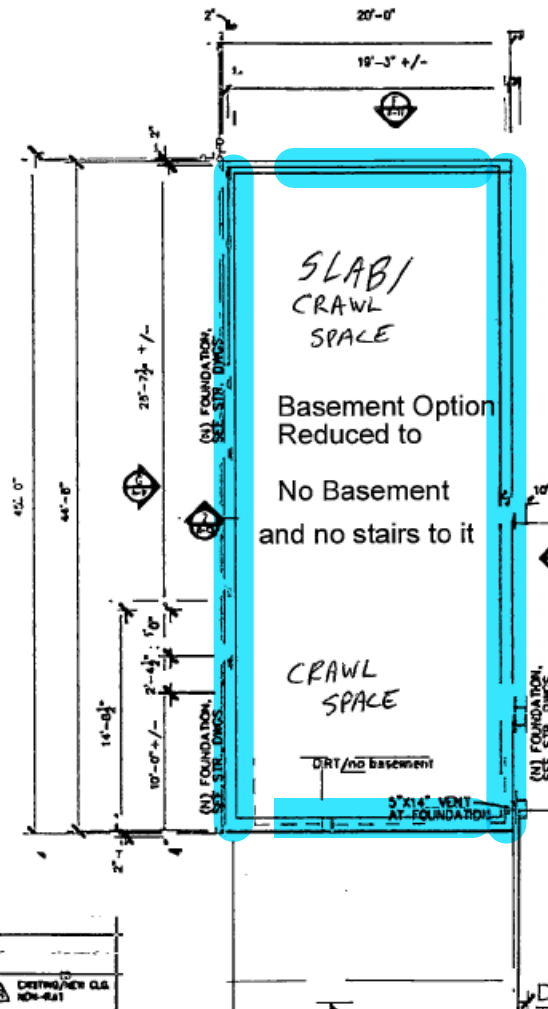
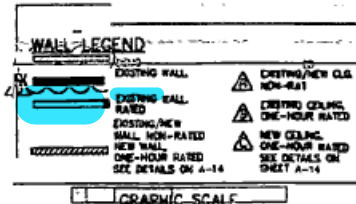
**Revision to 2020-1130-9847:
Reduction of scope of work for Carriage House at Rear,
No Basement Building**

(BP No. 2020-1130-9847 scope: Revision to 2013-1125-2814)
(vesting 2014.0157V)



1
A-3
APPROVED, NEVER BUILT
EXISTING BASEMENT LEVEL PLAN
SCALE: 1/4\"/>

NOTE: 2. *Existing conditions were previously approved under Permit No. 2013-1125-2814.



2
A-3
NEW LEVEL PLAN NO BASEMENT
SCALE: 1/4\"/>

NOTE: 1. Field verify all dimensions and conditions.
2. *Existing conditions were previously approved under Permit No. 2013-1125-2814.

Richard Sorenson, LE
FEB 02 2024

Maggie Dong

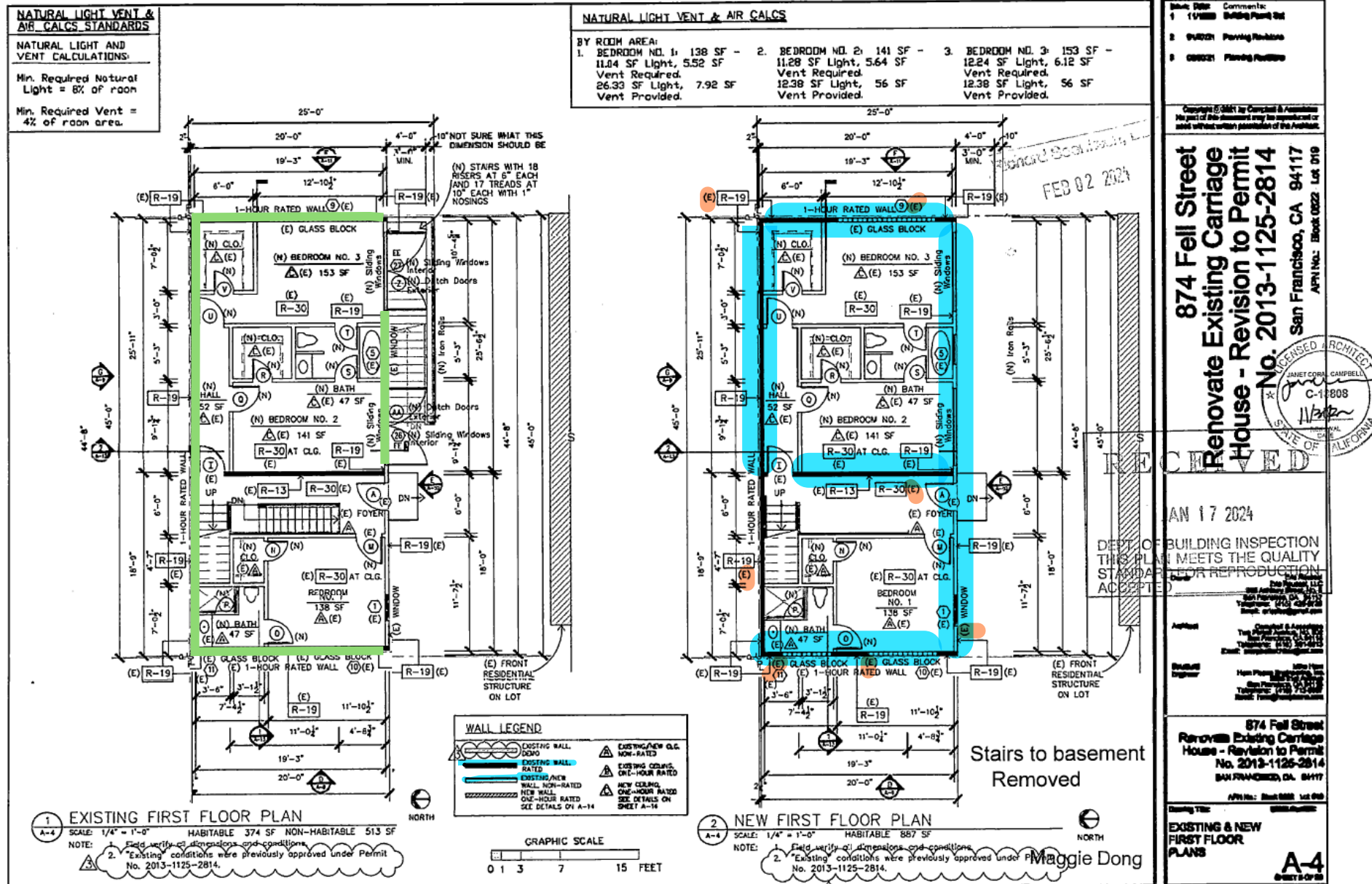
JAN 18 2024

SF Planning Department

RECEIVED

JAN 17 2024

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
ACCEPTED



WINDOW SCHEDULE* EE = EMERGENCY EGRESS WINDOW						DOOR SCHEDULE					
NO.	SIZE W X H	TYPE	OPER.	HARDWARE	COMMENTS	NO.	SIZE	TYPE	RATING	HARDWARE	COMMENTS
1	36" x 60" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL., WITH SCREEN	A	34" x 80" (E)	WOOD & GL. PTD.	NONE	LEVER DEADBOLT & LOCKSET	EXTERIOR DOOR
2	30" x 58" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL., WITH SCREEN	B	96" x 84" PTD.	WOOD & GL.	NONE		GARAGE DOOR REMOVE
3	30" x 58" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL., WITH SCREEN	C	96" x 84" PTD.	WOOD & GL.	NONE		GARAGE DOOR REMOVE
4	30" x 58" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL., WITH SCREEN	D	24" x 80" (E)	WOOD, PTD.	NONE	LOCKSET	INTERIOR DOOR REMOVE
5	36" x 40" (E)	WOOD & GL.	DOUBLE HUNG	LOCKING	ALUM. CLAD WD., INSUL., WITH SCREEN	E	32" x 80" (E)	WOOD, PTD.	45min	LOCKSET	INTERIOR DOOR REMOVE
6	NOT USED					F	32" x 80" (E)	WOOD, PTD.	NONE	LOCKSET	INTERIOR DOOR REMOVE
7	NOT USED					G	30" x 80" (E)	WOOD, PTD.	NONE	LOCKSET	INTERIOR DOOR REMOVE
8	NOT USED					H	16" x 80" (E)	WOOD, PTD.	NONE	LEVER	INTERIOR DOOR REMOVE
9	120" x 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	I	24" x 60" (E)	ALUM. & GL.	NONE	PULL	SHOWER DOOR
10	84" x 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	J	36" x 48" (E)	WOOD, PTD.	NONE	PULL	INTERIOR DOOR
11	60" x 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	K	24" x 80" (E)	WOOD, PTD.	NONE	LOCKSET	INTERIOR DOOR
12	66" x 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	L	80" x 60" (E)	ALUM. & GL.	NONE	PULL & LOCKSET	SLIDING GLASS DOORS
13	30" x 18" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	M	32" x 80" (N)	WOOD, PTD.	NONE	LOCKSET	INTERIOR DOOR
14	120" x 54" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	N	24" x 80" (N)	WOOD, PTD.	NONE	LEVER	INTERIOR DOOR
15	Custom Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	O	30" x 80" (N)	WOOD, PTD.	NONE	LOCKSET	INTERIOR DOOR
16	42" x 80" (E)	6" GLASS BLOCK	FIXED	NONE	ONE-HOUR RATED CONDITION	P	24" x 80" (N)	ALUM. & GL.	NONE	PULL	SHOWER DOOR
17	42" x 66" Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	Q	32" x 80" (N)	WOOD, PTD.	NONE	LOCKSET	INTERIOR DOOR
18	38" x 66" Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	R	24" x 60" (N)	WOOD, PTD.	NONE	LEVER	INTERIOR DOOR
19	38" x 66" Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	S	28" x 80" (N)	WOOD, PTD.	NONE	LOCKSET	INTERIOR DOOR
20	48" x 80" Varies (E)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	T	28" x 80" (N)	WOOD, PTD.	NONE	LOCKSET	INTERIOR DOOR
21	56" x 48" (N)	WOOD & GL.	SLIDER	NONE	ALUM. CLAD WD., INSUL.	U	32" x 80" (N)	WOOD, PTD.	NONE	LOCKSET	INTERIOR DOOR
22	56" x 48" (N)	WOOD & GL.	SLIDER	NONE	ALUM. CLAD WD., INSUL., WITH SCREEN	V	24" x 80" (N)	WOOD, PTD.	NONE	LEVER	INTERIOR DOOR
23	36" x 48" (N)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	W	36" x 80" PR. (N)	WOOD, PTD.	NONE	LOCKSET	EXTERIOR DOOR REMOVE
24	72" x 32" (N)	WOOD & GL.	SLIDER	NONE	ALUM. CLAD WD., INSUL.	X	36" x 80" (N)	WOOD, PTD.	NONE	LOCKSET	EXTERIOR DOOR REMOVE
25	72" x 16" (N)	WOOD & GL.	FIXED	NONE	ALUM. CLAD WD., INSUL.	Y	24" x 80" (N)	WOOD, PTD.	NONE	LOCKSET	INTERIOR DOOR REMOVE
26	32" x 60"EE TRIPLE, (N)	WOOD & GL.	SLIDER	NONE	ALUM. CLAD WD., INSUL., WITH INTERNAL SCREEN	Z	48" x 80" PR. (N)	WOOD, PTD.	NONE	LOCKABLE	EXTERIOR DUTCH DOORS
27	32" x 60"EE TRIPLE, (N)	WOOD & GL.	SLIDER	NONE	ALUM. CLAD WD., INSUL., WITH INTERNAL SCREEN	AA	48" x 80" PR. (N)	WOOD, PTD.	NONE	LOCKABLE	EXTERIOR DUTCH DOORS

NATURAL LIGHT VENT & AIR CALCS

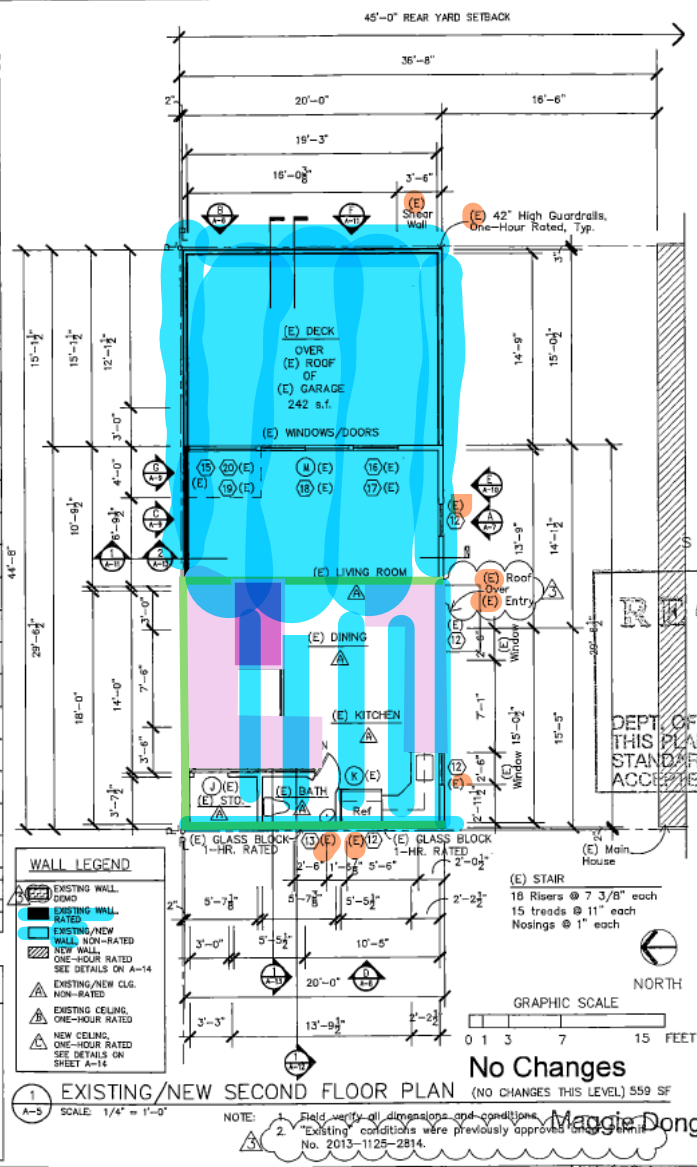
NATURAL LIGHT AND VENT CALCULATIONS:

Min. Required Natural Light = 8% of room
OF G.O.

Min. Required Vent = 4% of room area.

BY ROOM AREA:

1. KITCHEN/DINING/LIVING ROOM: 428 SF -
34.24 SF Light, 17.12 SF Vent Required.
150.00 SF Light, 63.13 SF Vent Provided.



Issue Date: 11/18/20
Comments: Building Permit Set

2 01/07/21 Planning Revisions

3 05/30/21 Planning Revisions

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874 Fell Street
Renovate Existing Carriage
House - Revision to Permit
No. 2013-1125-2814
San Francisco, CA 94117
APN No.: Block 0822 Lot 019

RECEIVED
JAN 17 2024
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION

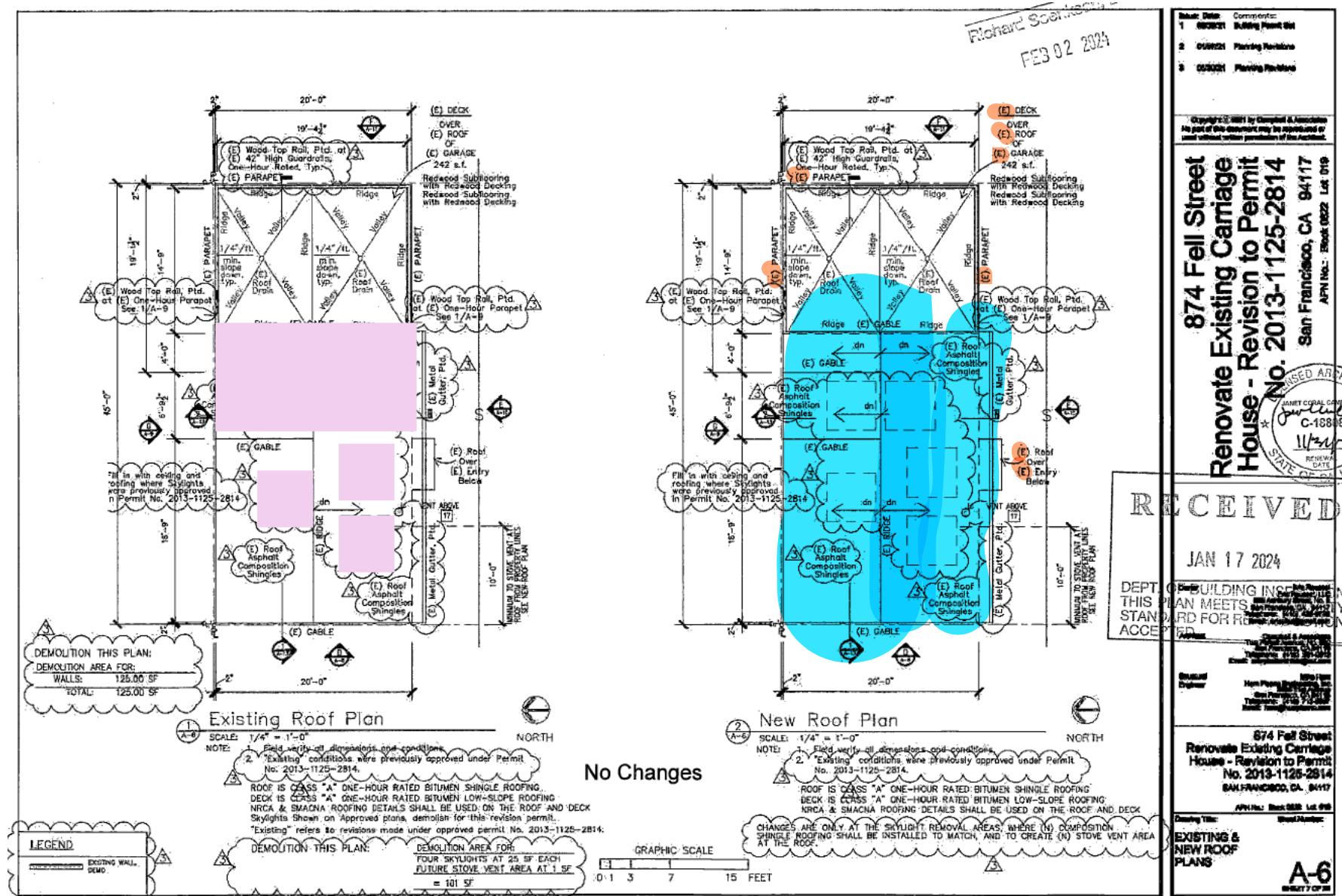
Architect: Campbell & Associates
Tina Pappas, AIA, No. 3013
San Francisco, CA 94115
Telephone: (415) 261-2913
Email: campbellandassociates@gmail.com

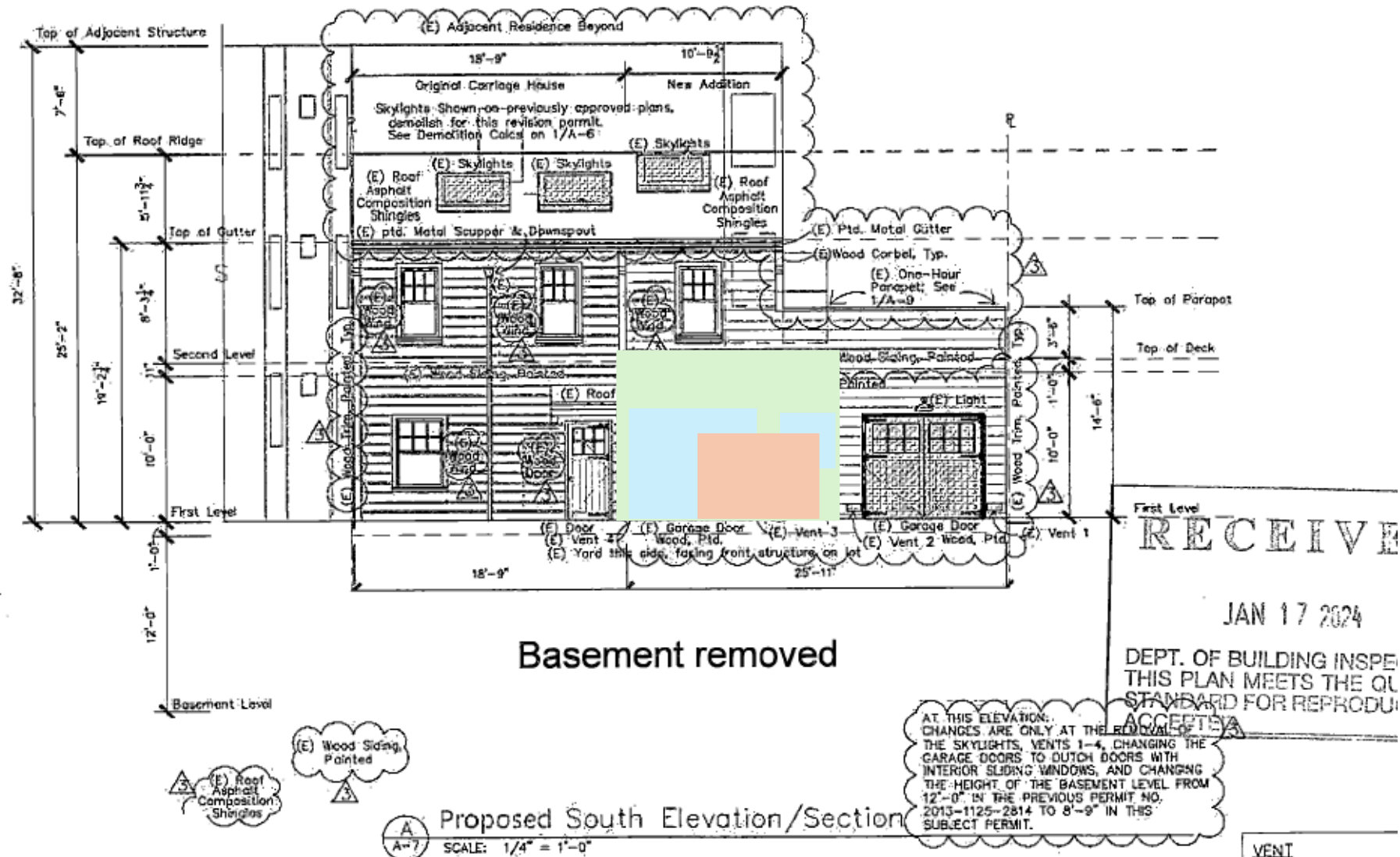
Structural Engineer: John Horn
Horn Placens Engineering, Inc.
2240 31st Avenue
San Francisco, CA 94115
Telephone: (415) 713-6087
Email: john@hornplacens.com

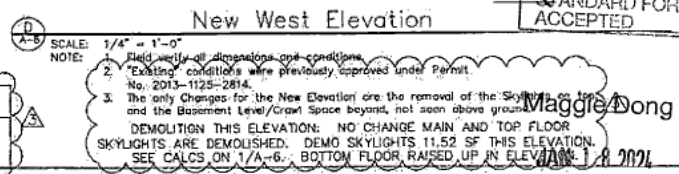
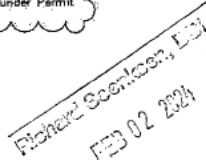
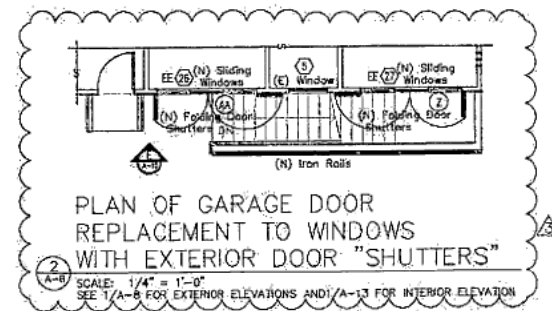
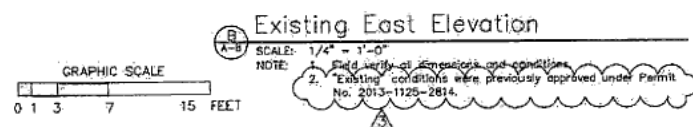
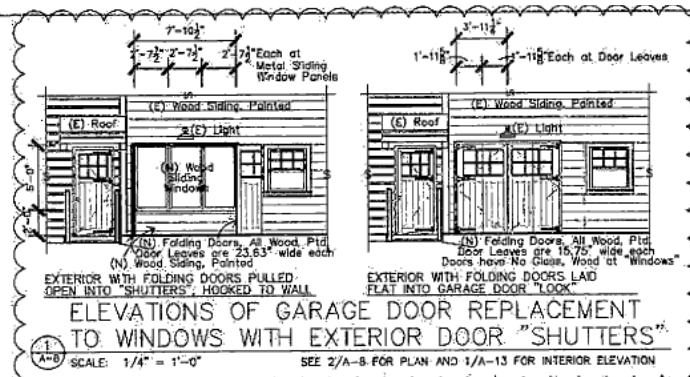
874 Fell Street
Renovate Existing Carriage
House - Revision to Permit
No. 2013-1125-2814
SAN FRANCISCO, CA. 94117

Drawing Title: EXISTING & NEW
SECOND FLOOR PLAN,
SCHEDULES

APN No.: Block 0822 Lot 019
Sheet Number: A-5
(SHEET 6 OF 20)







874 Fell Street
ate Existing Carriage
a - Revision to Permit
No. 2013-1125-2814



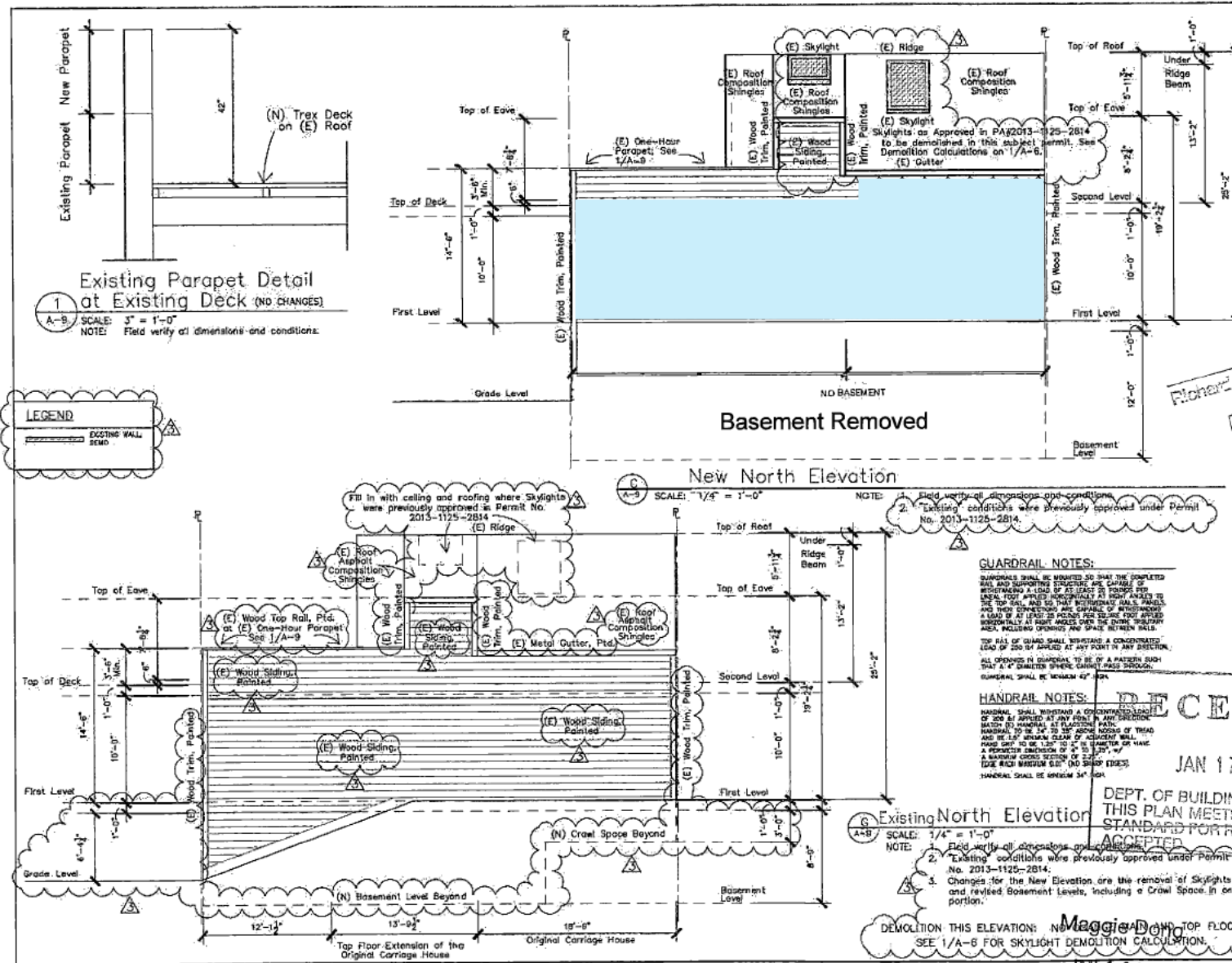
Corner **San Francisco**
San Francisco, CA
San Francisco, CA 94117
Telephone: (415) 435-0700
Web: www.sanfrancisco.com

2024

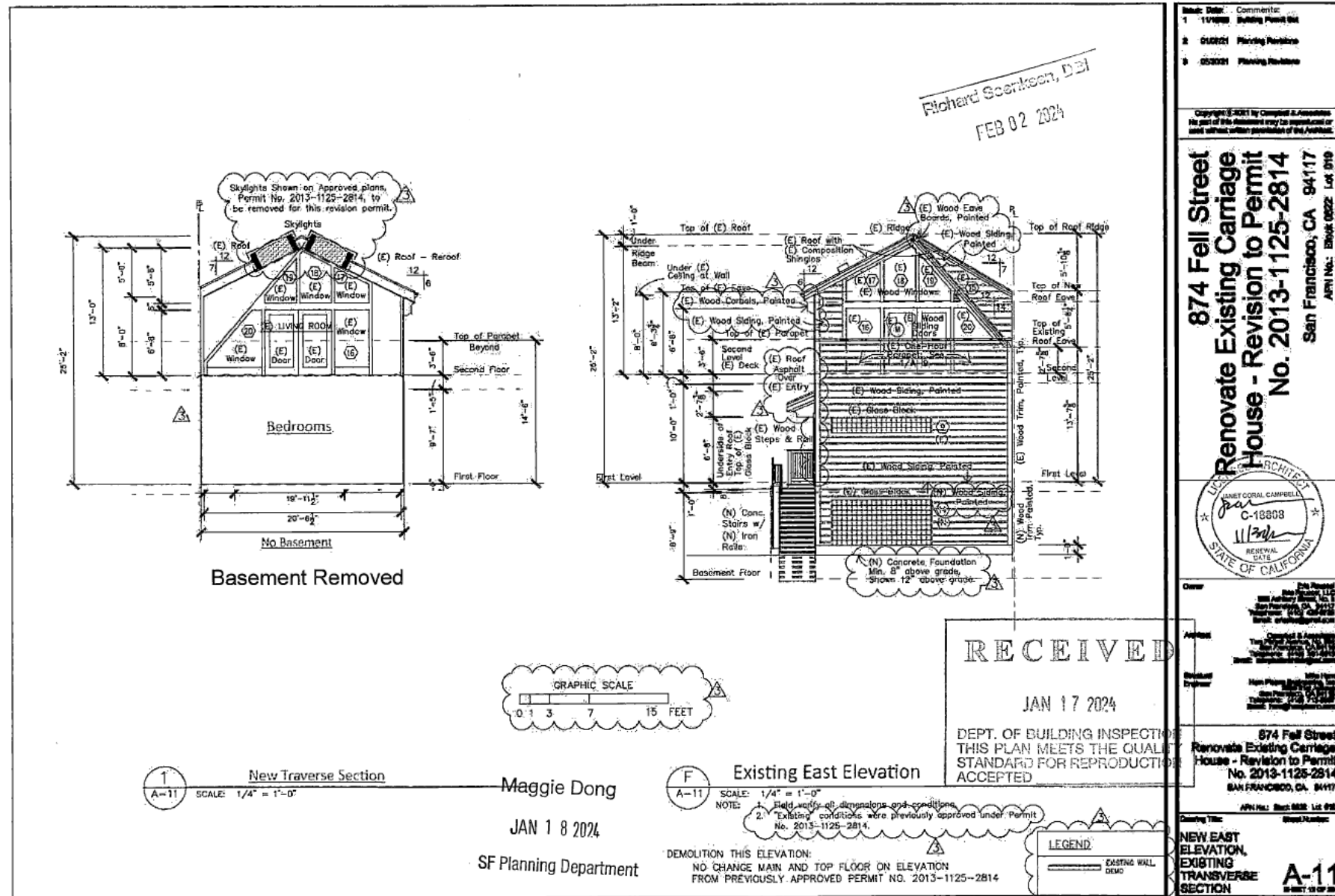
874 Fall Street
Removal Existing Carriage
House - Revision to Permit
No. 2013-1125-2814
SAN FRANCISCO, CA 94117

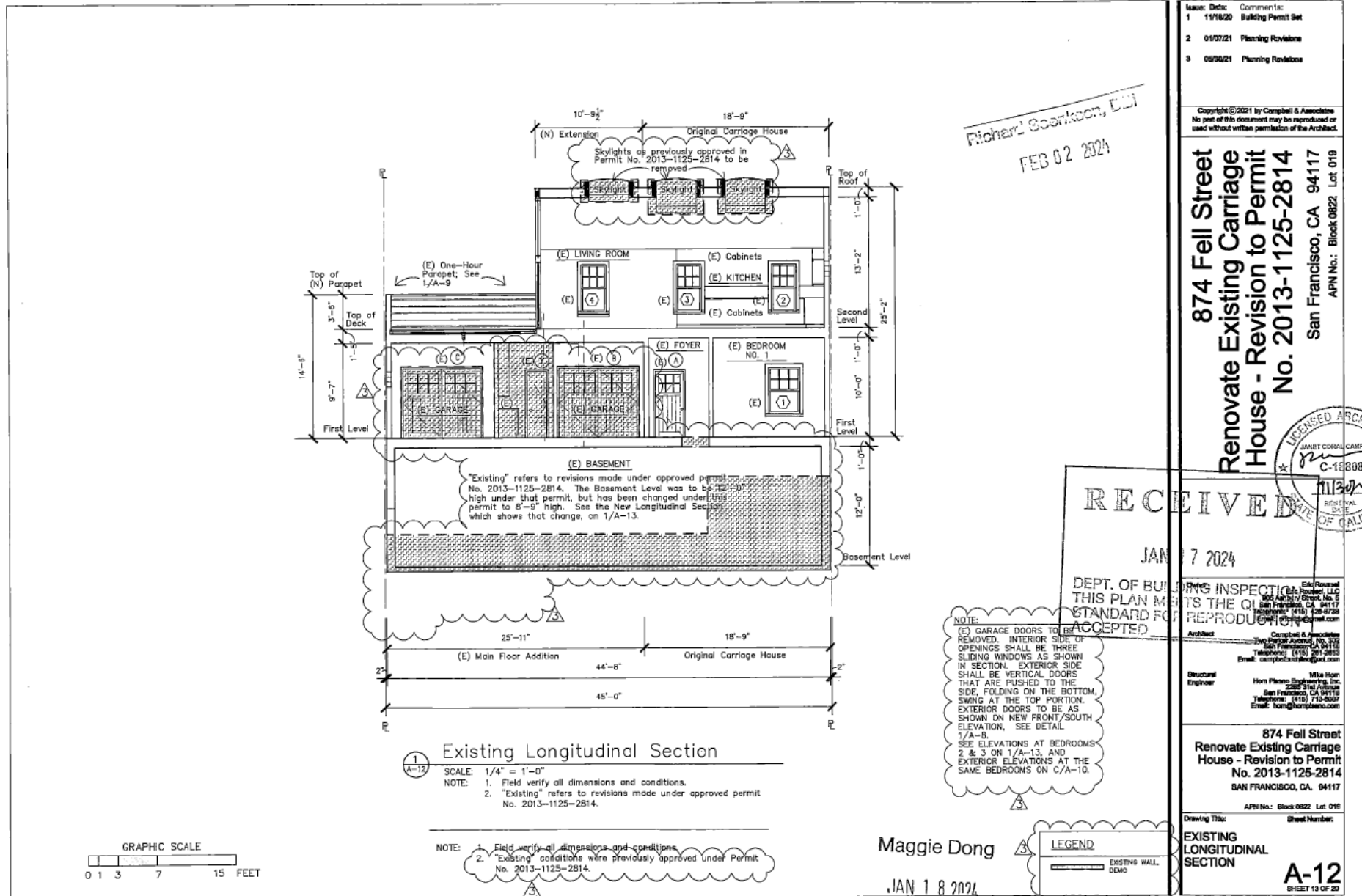
Existing Title: **EXISTING EAST & WEST ELEVATIONS**

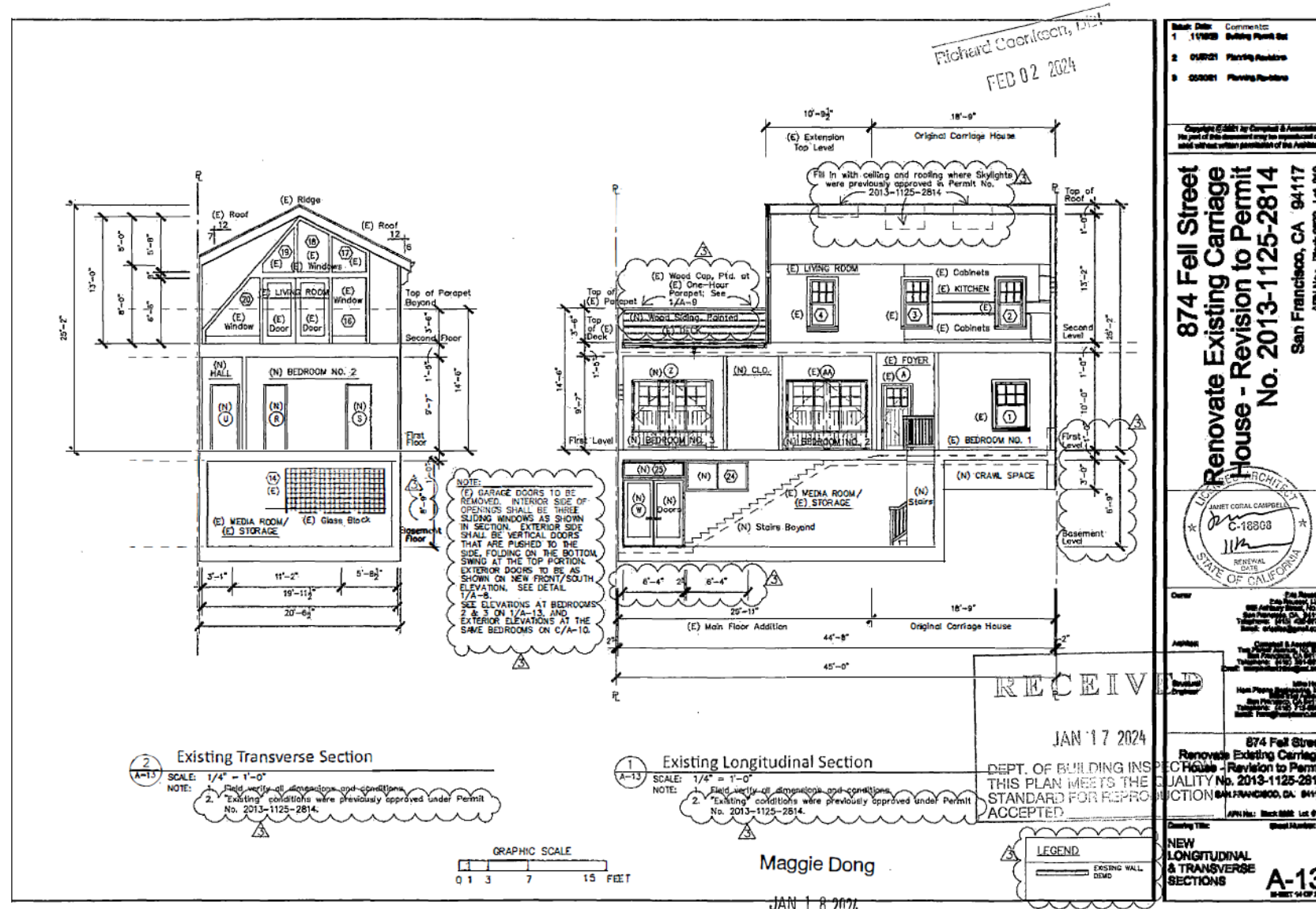
A-8
SHEET 9 OF 29



<p>874 Fell Street Renovate Existing Carriage House - Revision to Permit No. 2013-1125-2814 San Francisco, CA 94117 APN No. 0805022 Lot 010</p>	<p>DEPT. OF BUILDING INSPECTION THIS PLAN MEETS THE STANDARD FOR REPRODUCTION ACCEPTED JAN 17 2024</p>
<p>RECEIVED JAN 17 2024</p>	<p>EXISTING & NEW NORTH ELEVATIONS A-9 SHEET 10 OF 10</p>







VERTICAL REMOVAL

Elevation	Removal %	Notes
South (Front)	25%	
West (Left)	100%	
East (Right)	100%	
North (Rear)	100%	
TOTAL	> 50%	More than 50% removal

AND

HORIZONTAL REMOVAL

Floor	Removal %	
First Floor	N/A (at/below grade)	
Second Floor	< 50%	
Roof	~ 30%	
TOTAL	< 50%	Less than 50% removal

**NOT a defacto
demo per PC
Section 317**

ASKING FOR HELP BUT GOT NO HELP. HE KNEW THE COMPLAINT WAS FALSE AS HE WAS ON SITE 1 DAY AFTER THE COMPLAINT GOT FILED, BY CUSHNER.



RE: Complaint 202289742

From Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Date Wed 1/15/2025 3:27 PM

To Eric Roussel <ericsfca@gmail.com>; Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>

Cc Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>

Hi Eric,

Thank you for your email. Please address these concerns with the appropriate agency, which would be DBI. I have added the DBI Inspector associated with the complaint you mentioned.

[@Birmingham, Kevin \(DBI\)](#) – Would you kindly assist Mr. Roussel with his concerns about the DBI complaint 202289742? This complaint is not within Planning's purview.

Thank you,

HE COULD HAVE TOLD AND ASKED DBI TO CLOSE IT ,AS HE KNEW IT WAS FALSE.
INSTEAD HE DID IS BEST TO AVOID THAT.

Rogelio Baeza, Planner

Team 9 & 10/Code Enforcement, Current Planning

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7369 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Eric Roussel <ericsfca@gmail.com>

Sent: Wednesday, January 15, 2025 10:54 AM

To: Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Cc: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>

Subject: Complaint 202289742

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

Hello Rogelio,

This is a new thread about another issue/complaint I told you about yesterday.

202289742 "possibly undermining foundation at 606-610 Steiner" (It shows still "active")

Senior Inspector Chui at DBI told me 3 months ago that I need a final site verification visit from an inspector to close that.

I emailed my building inspector "David Lara Araiza" but got no response, and I kind of forgot about it. It wasn't really important as the complaint was again false, and staying dormant.

When you came yesterday for another matter, and you could see the neighbor's foundation 15' away by just looking right, I thought of asking you to look to verify that still no work/"undermining" had been done (2.5 years later). You looked, and took pictures to verify that. Hopefully, you can have that complaint closed, now.

As you can read in the data sheet below.

Inspector McHugh did the site visit and reported that "no undermining" was going on. He saw that we were just doing shoring work.

Inspector McHugh confirmed " Call for start work after shoring and monitoring points are in place " as the data sheet shows.

I did contact the neighbor to do the necessary visit/inspection of his place to take pictures for existing cracks, etc... and to talk about putting monitoring points on his house.

After initially getting back to me angrily about my shoring work, he stopped responding when I asked for a date to do the inspection.

To get rid of the problem, and avoid a possible lawsuit and headaches, I decided to reduce the size of the basement so it is not next to his foundations.

So, I applied for a scope reduction... No work has been done since. His foundations are still safe.

That's the story about complaint 202289742.

I never really met the guy except for talking twice very briefly at a distance between our 2 buildings. One of the first and only things he told me was that he was "Dr Cushner". because he had a PhD in Mccarthyism. I found it odd but interesting that he'd want to start to introduce himself like that. But, I like smart and unusual people.

Anyway, the point I want to make is that he is intelligent and pays attention to details. As such, he is also very good at bending the truth and twisting things around. Something he has done constantly in his obsession with me over the last 10 years.

Like he did 2 days ago when he falsely reported me for a "violation" at the barn. Bending the truth, by using the fact that I was doing construction work on my property.

From his apt windows he can see my yard, and my side path where I built a new fence. He can also see inside the barn, vertically through holes in the roof, and from his deck. (As demonstrated by the photos he took inside the barn and submitted to DBI. As in the last ZAD he filed.) He clearly knew he was falsely reporting. Something he has done consistently.

Please confirm to DBI that Complaint 202289742 is still false "No foundation undermining" and have it closed.

Have a good day.

Thanks,

Eric



RE: Plan Check Letter - 2024-007197PRJ - 874 Fell St.

From Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Date Wed 1/15/2025 3:20 PM
To Eric Roussel <ericsfca@gmail.com>; Yi, Kat (CPC) <kathryn.yi@sfgov.org>
Cc Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>

Hi Eric,

Thank you for your email. I will kindly ask that email threads containing Kat (assigned planner), Elizabeth (Team leader), and myself only be about the scope of work proposed in this project record (2024-007197PRJ):

Scope of work: "The project proposes the removal of the lower level UDU and to restore it to its original use. Accessed by a separate entrance at the side and rear of the house, the UDU houses a kitchen equipped with a stove and a sink and a small bathroom with basic amenities."

Any other topic not related to this scope of work or the enforcement case (relating to abating the UDU at the basement level), I will respectfully ask that you refrain from including in this email thread.

Thank you for your understanding,

Rogelio Baeza, Planner
Team 9 & 10/Code Enforcement, Current Planning
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7369 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Eric Roussel <ericsfca@gmail.com>
Sent: Tuesday, January 14, 2025 9:03 PM
To: Yi, Kat (CPC) <kathryn.yi@sfgov.org>
Cc: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Subject: Re: Plan Check Letter - 2024-007197PRJ - 874 Fell St.

Hello Kat,

Sounds great.
Let me know when it's done and will move things forward.

The complaint that was made yesterday, I told you about, is this one below:
(Talk about bending the truth)

01/13/2025 25TMP-000896 Enforcement (ENF)

Ongoing construction activity observed inside the carriage house at 874 Fell Street, which is a violation because no work is currently allowed in that structure (no active permit).

Regards,

Eric

Ongoing construction activity observed inside the carriage house at

874 Fell Street, which is a violation because no work is currently allowed in that structure (no active permit).

On Tue, Jan 14, 2025, 13:51 Yi, Kat (CPC) <kathryn.yi@sfgov.org> wrote:

Hi Eric,

It was nice to meet you as well. Thank you for the site visit where we measured and confirmed that the ceiling height of the UDU is below 7'6" (measurements captured between 7'2"-7'3" throughout the unit). This information confirms that the UDU removal for 2024-007197PRJ qualifies for 317(c)(7)(B) since the minimum legal floor-to-ceiling height requirement of 7'6" in Housing Code Section 503(a) is not met.

I will work on processing the Planning Approval Letter for this project this week and will be in touch with next steps.

Thanks,
Kat

Kat Yi (she/her), Assistant Planner

Districts 5 & 8 - Current Planning Division

San Francisco Planning

[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](https://www.sfgov.org/49-South-Van-Ness-Avenue-Suite-1400-San-Francisco-CA-94103)

Direct: 628-652-7367 | kathryn.yi@sfgov.org | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Eric Roussel <ericsfca@gmail.com>

Sent: Tuesday, January 14, 2025 1:38 PM

To: Yi, Kat (CPC) <kathryn.yi@sfgov.org>

Cc: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Subject: Re: Plan Check Letter - 2024-007197PRJ - [874 Fell St.](#)

Hello,

It was nice to meet you Elizabeth and Kat to put faces to the emails.

Rogelio, I'm glad you came too, to check on me and verify that no work was done on the barn foundations and I'm not undermining neighbor's foundation.

Additionally,

The work that was done in the last few days was building a new fence with my neighbor on the left separating our two houses.

A friend (Also a tenant at 874Fell helped. (He is the one drilling in the attached pics. That was a tough hole to drill that he got!)

(Btw Rogelio, you meet him last year. Again, I don't do less than a year rentals (Used to rent by the month years ago and by the week many more years ago. No more))

So anyway, we took lumber that was in the barn. We'd cut it to size there. Not doing new construction on the barn, or doing foundation "undermining".

Sorry for being a bit speed/hyper active, I had just seen that the back neighbor again filed a bogus complaint on me. I wanted to vent and make my case quickly while you were there.

Take a look at the photos. I'm lucky to have nice friends to help. It was a lot of work digging these holes.

Have a great day!

Eric

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

Hello Kat!

I am doing well. Happy new year too :)

Sorry for taking so long. Was busy with kids and family. Things are back to "normal" now.

I'd love to get this moving and resolved.

Here is the list of the required actions you sent me:

-1. Site visit.

I'd love to show you the UDU so you can check and verify everything. Especially that it qualifies for section 317(c) for ceiling heights under 7'6".

I could show you the unit starting Friday 10th, or any day after that!

If you could get Rogelio to come with you, that would be great. I want to make it clear that I am (still) only renting by the year, and that I don't have 30-40 people ILO-renting in the building, and don't have 6 people in the UDU as my neighbor filed/claimed in his complaint. Where does he come up with that? Even crazier, he also complained that 874 Fell is only legal for 5 units and that I thus added 4-5 illegal units... ;)

-2. Permit History associated with the building floor of the UDU.

I compiled a spreadsheet for the permit history of 874 Fell for the UDU with the 3 columns you asked for.

There isn't much permit history associated with the floor where the UDU is. Only the Soft Story Permit is associated with that floor. All the other permits that were issued were for the back building (Carriage house) or other parts of the main building for sheet rock, plugs, backyard stairs, railing, etc... None of them involved plans with the UDU floor.

I had an application in 2020 to add 2 ADUs on that floor and legalize the UDU, but it was cancelled. (Covid happened and it was too expensive in the end)

To make it complete and easier for you, I compiled a list of all the permits (Associated or not with the UDU) that were issued for 874 Fell as far as records show on the DBI site. (!1986 to now).

Btw, I bought the building in October 2005. See attached Excel Table please.

-3. Written Response.

Well, that's this email.

-4. Submit Requested Information.

Below is the requested info.

- Let's start with the Permit History, also attached:

201005253204		Cottage House	Reroofing			Complete
200901059520		Cottage House	Renovate (e) dwelling unit at rear of property, 874 1/2 with new bathrooms,			
			kitchens and 2 new bedrooms. No change to (e) building envelope.			Closed
200606083570	Driveway	Main Building	Redo handrailing to stairs in driveway.			Complete
200503117322		Main Building	Replace drywall in entry hallway & kitchen walls, existing electrical outlets			Complete
200304253102	Outside	Main Building	Install vinyl siding to the front & right sides of the house only. No other work.			Complete
200010032186	Roof	Main Building	Reroofing			Expired
9820791	Driveway	Main Building	Horizontal addition			Complete
8602350		Main Building	To bring into code			Complete

APPENDIX A: PLANNING CODE REVIEW info needed:

For the code section info you requested, a site visit would be ideal for you to access and visualize the situation. A picture/visit is worth a thousand words. I'll attach some pics in this email to make it easier.

-135 Open Space. The backyard is 16' deep x 45' wide. So, 720 sqFt total. If each unit needs 133SqFt, that would be 1197SF needed for 9 units, 1330 needed for 10 units with the UDU.

-136 Permitted Obstructions: Stairs are right in front of the corner room window. Not sure what the code is for that. Maybe 136c14 applies: "Stairs can't rise above the lowest occupied floor" Assuming F10 is a unit.

-140 Dwelling Unit Exposure: Is that for natural light requirement? If so, here is the info.

Kitchen window is 3'x3' for a 257SF area.

Bathroom Window is 2'x3' for a 38SF area.

Corner room Window is 3'x3' (Obstructed) for a 96SF area.

The Entrance Room Window is 3'x3' (Facing the driveway unopened to the sky) for a 129SF area.

FLOOR AND ROOF PLANS:

-[Last Legal Existing First Floor Plan A4](#). I guess the "last" existing first floor plan is what you got in my application with plans attached to it.

-[List of Permits with a change on the UDU floor](#): The only permit with a change on that floor is the Soft Story Permit 202205254981. However, it only changed the foundations. Nothing changed in the layout of the walls or windows or anything else. I could show you these plans when you come for a site visit. I have them at 874 Fell.

Well, that's all I could gather for now. Let me know if I forgot anything or what else you would need, I'll get it to you asap.

Have a great day!

Eric

415 528-0227

On Thu, Jan 2, 2025 at 1:42 PM Cuiffo, Kat (CPC) <kathryn.cuiffo@sfgov.org> wrote:

Hi Eric,

I hope you're doing well and having a Happy New Year! I am the planner assigned to the project at [874 Fell St](#), and I have completed my initial review. To proceed with the next steps, I have attached the plan check materials that outline specific comments and required revisions for the review process. Please carefully review these documents and provide a written response addressing each comment along with updated plans and materials that reflect the necessary revisions needed to best support your project.

If you have any questions or require any clarification regarding the plan check letter, please do not hesitate to reach out.

With care,
Kat

Kat Cuiffo (she/her), Assistant Planner

Districts 5 & 8 - Current Planning Division

San Francisco Planning

[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](#)

Direct: 628-652-7367 | Kathryn.cuiffo@sfgov.org | www.sfplanning.org

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RE: New thread for 2025-000389ENF

From Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Date Thu 1/16/2025 3:05 PM

To Eric Roussel <ericsfca@gmail.com>

Hi Eric,

Thank you for your email and bringing this to our attention. Please allow some time for the assigned enforcement planner to contact you (once the case is assigned).

Thank you,

NO HELP. EVEN WORSE.

Rogelio Baeza, Planner

Team 9 & 10/Code Enforcement, Current Planning

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7369 | www.sfplanning.org

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HE BECAME THE ASSIGNED PLANNER AND
STARTED A WHOLE NEW SET OF INVESTIGATIONS
THAT EVENTUALLY LED TO A SUSPENSION...

From: Eric Roussel <ericsfca@gmail.com>

Sent: Thursday, January 16, 2025 1:35 PM

To: Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Subject: New thread for 2025-000389ENF

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

Hello Rogelio,

I need your help.

Look at what else ACushner filed.

Claiming new construction at the carriage house from Jan 12 to Jan 14.

Good thing you guys came on Jan 14 and checked it out.

Again, I am not doing construction work on the carriage house, why would I?

Just like I didn't add an extra illegal unit to a 4apt building at 905 Ashbury or had 30 people staying there.

Or had 40 people staying at 874 Fell in a building only legal for 5 units but now has 9 or 10.

He actually said and claimed these things as violations. That shows the guy has a mind problem right there...

Now, he's saying I'm building the Barn. wow

You might be assigned to that case. 2025-000389ENF

You are welcome to come back and come check any time.

I'll go there soon to do the fence work with my nice neighbor on the left till it gets dark.

Have a good rest of the day,

Eric

showing 1-10 of 32 | Download results

[]	Date	Record Number	Record Type	Project Name	Description	Status	Action
[]	01/14/2025	2025-000389ENF	Enforcement (ENF)	874 FELL ST	Construction activity including the movement of 2x4s, planks, and ladders; sawing, drilling, and hammering were observed inside the carriage house on Jan. 12-14 2025, yet there is no active permit for this work: PA # 2013-1125-2814 expired for the 5th time on 4/7/2024; PA #2020-1130-9847 (revision to 2013-1125-2814) is subject to a "stop all work" order issued by DBI on 4/11/2022 (see Complaint #2022-89742); and PA #2024-	Open	

0117-4149
(revision to
2020-1130-
9847) has
not yet been
issued and is
currently
under
Planning
Department
review.

Ongoing
construction activity
observed inside the
carriage house at
874 Fell Street,
which is a violation
because no work is
currently allowed in
that structure (no
active permit).

[] 01/13/2025 **25TMP-000896** Enforcement (ENF)

NO HELP AS USUAL



RE: Planning Approval Letter - 874 Fell St - 2024-007197PRJ

From Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Date Wed 2/5/2025 4:37 PM

To Eric Roussel <ericsfca@gmail.com>

Cc Yi, Kat (CPC) <kathryn.yi@sfgov.org>

Hi Eric,

You should be able to speak to anyone in DBI for general information and guidance on the proposed scope of work and the proper building permit application that will need to be filled out. Please work diligently to obtain the building permit issuance to start the work and abate the existing violation as quickly as possible.

Thank you,

Rogelio Baeza, Planner

Team 9 & 10/Code Enforcement, Current Planning

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7369 | www.sfplanning.org

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From: Eric Roussel <ericsfca@gmail.com>

Sent: Wednesday, February 5, 2025 4:31 PM

To: Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Cc: Yi, Kat (CPC) <kathryn.yi@sfgov.org>

Subject: Re: Planning Approval Letter - 874 Fell St - 2024-007197PRJ

Hello Rogelio,

Thanks for your email.

Could you please direct me to who or where at DBI I should go to inquire about the type of permit to get?

I'll catch up on payments on the NOV. Sorry I had forgotten about that.

Thanks,

Eric

On Wed, Feb 5, 2025 at 4:09 PM Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org> wrote:

Hi Eric,

I am following up on your question regarding the types of permits that would need to be filed after receiving the Planning Approval Letter. Since the building permit process belongs to DBI, they can

provide the adequate guidance on which form you will need to fill out for the approved scope of work found on the Planning Approval Letter. It may be that a demolition permit application will need to be filed or an alteration permit. However, please check in with DBI regarding this information.

Moreover, see the next steps below:

1. File the required building permit **within 7 days of this email** (by **COB Wednesday, February 12**).
2. Please make sure to provide the outstanding time and materials reflected on the NOVPD **within 7 days of this email** (by **COB Wednesday, February 12**).
 - a. Please note that it has now been 65 days since the issued NOVPD. To date, the time and materials have not been paid.

If the above deadlines are not met, then **daily administrative penalties** will begin to accrue immediately on **Thursday, February 13**. As a reminder, the goal of enforcement is to bring the property back into compliance as quickly as possible.

Thank you,

Rogelio Baeza, Planner
Team 9 & 10/Code Enforcement, Current Planning

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7369 | www.sfplanning.org
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From: Yi, Kat (CPC) <kathryn.yi@sfgov.org>
Sent: Wednesday, February 5, 2025 2:02 PM
To: Eric Roussel <ericsfca@gmail.com>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Cc: CPC.closeout <CPC.closeout@sfgov.org>
Subject: RE: Planning Approval Letter - 874 Fell St - 2024-007197PRJ

Hi Eric,
Of those choice, my recommendation would be demolition.
With care,
Kat

Kat Yi (she/her), Assistant Planner
Districts 5 & 8 - Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7367 | kathryn.yi@sfgov.org | www.sfplanning.org
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From: Eric Roussel <ericsfca@gmail.com>
Sent: Wednesday, February 5, 2025 1:36 PM
To: Yi, Kat (CPC) <kathryn.yi@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Cc: CPC.closeout <CPC.closeout@sfgov.org>
Subject: Re: Planning Approval Letter - 874 Fell St - 2024-007197PRJ

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

Hello Kat and Rogelio,

I am trying to file the permit online.
I am at a page where it asks what type of Permit to file and I am not sure what to pick for the DUR.

Alteration, Demolition, New Construction?

Please let me know.

Thanks,

Eric

Form 3/8 (application for alterations)

Fill out the application for alterations (form 3,8).		
<div><div>• File Name</div><div></div></div>	<div><div>Siz</div><div>e</div></div>	
<div><div>• Press to openPAL_874 Fell St_2024-007197PRJ (ID 1491195) With Approved Plans.pdf</div></div>		<div>3.07 MB</div>

Form 1/2 (application for new construction)		
Fill out the application for new construction (form 1,2).		
<div><div>• File Name</div><div></div></div>	<div><div>Siz</div><div>e</div></div>	
Drop files to attach, or browse		

Form 6 (application for demolition)		
Fill out the application for demolition (form 6).		

.

On Tue, Jan 21, 2025 at 5:13 PM Yi, Kat (CPC) <kathryn.yi@sfgov.org> wrote:

Hi Eric,

This email includes information about next steps for your project. Attached to this email are the following:

1. Planning Approval Letter (PAL) with accompanying attachments

After you have received a Planning Approval Letter (also known as a Zoning Approval Letter), if your project requires a building permit, you will [submit your building permit application and plans](#) online to the Department of Building Inspection (DBI). In your submission, you must upload the Planning Approval Letter and any required attachments. Once you submit your building permit, it will be routed to the Planning Department to confirm the permit submission matches what was previously approved by the Planning Department.

Some projects may qualify for an in-person, over-the-counter (OTC) review. Please review DBI's [list](#) of qualifying projects for OTC review. If your project qualifies, feel free and contact me to arrange a time to receive Planning's approval of your building permit at the counter.

Please let me know if you have any questions.

With care,
Kat

Kat Yi (she/her), Assistant Planner

Districts 5 & 8 - Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628-652-7367 | kathryn.yi@sfgov.org | www.sfplanning.org


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RE: Planning Approval Letter - 874 Fell St - 2024-007197PRJ

From Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Date Wed 2/5/2025 4:09 PM

To Yi, Kat (CPC) <kathryn.yi@sfgov.org>; Eric Roussel <ericsfca@gmail.com>

 1 attachment (368 KB)

Notice of Violation and Penalty Decision (NOVPD) - 12.02.24 - 874 Fell St (ID 1484622).pdf;

Hi Eric,

I am following up on your question regarding the types of permits that would need to be filed after receiving the Planning Approval Letter. Since the building permit process belongs to DBI, they can provide the adequate guidance on which form you will need to fill out for the approved scope of work found on the Planning Approval Letter. It may be that a demolition permit application will need to be filed or an alteration permit. However, please check in with DBI regarding this information.

Moreover, see the next steps below:

1. File the required building permit **within 7 days of this email** (by **COB Wednesday, February 12**).
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 - a. Please note that it has now been 65 days since the issued NOVPD. To date, the time and materials have not been paid.

If the above deadlines are not met, then **daily administrative penalties** will begin to accrue immediately on **Thursday, February 13**. As a reminder, the goal of enforcement is to bring the property back into compliance as quickly as possible.

Thank you,

Rogelio Baeza, Planner

Team 9 & 10/Code Enforcement, Current Planning

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7369 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Yi, Kat (CPC) <kathryn.yi@sfgov.org>

Sent: Wednesday, February 5, 2025 2:02 PM

To: Eric Roussel <ericsfca@gmail.com>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Cc: CPC.closeout <CPC.closeout@sfgov.org>

Subject: RE: Planning Approval Letter - 874 Fell St - 2024-007197PRJ

Hi Eric,

Of those choice, my recommendation would be demolition.

With care,
Kat

Kat Yi (she/her), Assistant Planner

Districts 5 & 8 - Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628-652-7367 | kathryn.yi@sfgov.org | www.sfplanning.org

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From: Eric Roussel <ericsfca@gmail.com>

Sent: Wednesday, February 5, 2025 1:36 PM

To: Yi, Kat (CPC) <kathryn.yi@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Cc: CPC.closeout <CPC.closeout@sfgov.org>

Subject: Re: Planning Approval Letter - 874 Fell St - 2024-007197PRJ

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Hello Kat and Rogelio,

I am trying to file the permit online.

I am at a page where it asks what type of Permit to file and I am not sure what to pick for the DUR.

Alteration, Demolition, New Construction?

Please let me know.

Thanks,

Eric

Form 3/8 (application for alterations)

Fill out the application for alterations (form 3,8).			
• File Name	Siz e		
• Press to open PAL_874 Fell St_2024-007197PRJ (ID 1491195) With Approved Plans.pdf		3.0 7 MB	

Form 1/2 (application for new construction)		
Fill out the application for new construction (form 1,2).		
• File Name	Size	
Drop files to attach, or browse		

Form 6 (application for demolition)	
Fill out the application for demolition (form 6).	
•	

On Tue, Jan 21, 2025 at 5:13 PM Yi, Kat (CPC) <kathryn.yi@sfgov.org> wrote:

Hi Eric,

This email includes information about next steps for your project. Attached to this email are the following:

1. Planning Approval Letter (PAL) with accompanying attachments

After you have received a Planning Approval Letter (also known as a Zoning Approval Letter), if your project requires a building permit, you will [submit your building permit application and plans](#) online to the Department of Building Inspection (DBI). In your submission, you must upload the Planning Approval Letter and any required attachments. Once you submit your building permit, it will be routed to the Planning Department to confirm the permit submission matches what was previously approved by the Planning Department.

Some projects may qualify for an in-person, over-the-counter (OTC) review. Please review DBI's [list](#) of qualifying projects for OTC review. If your project qualifies, feel free and contact me to arrange a time to receive Planning's approval of your building permit at the counter.

Please let me know if you have any questions.

With care,
Kat

Kat Yi (she/her), Assistant Planner

Districts 5 & 8 - Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628-652-7367 | kathryn.yi@sfgov.org | www.sfplanning.org

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FW: Corrected Suspension Request for 874 Fell St - BPNs 201311252814 and 202011309847

From Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Date Fri 4/11/2025 11:10 AM

To M. Brett Gladstone <BGladstone@g3mh.com>

Cc Eric Roussel <ericsfca@gmail.com>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>

 1 attachment (265 KB)

Corrected Suspension Request for 874 Fell St (Rear Structure).pdf;

Hi All,

I hope this email finds you well. Please find the Amended Suspension Request. We have updated the Suspension Request to include the updated appeal period to be 30 days. If you have any questions, feel free to reach out.

Thank you,

Rogelio Baeza, Planner

Team 9 & 10/Code Enforcement, Current Planning

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7369 | www.sfplanning.org

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From: Parinas, Suzette (CPC) <Suzette.Parinas@sfgov.org>

Sent: Tuesday, April 1, 2025 9:14 AM

To: O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>

Cc: Greene, Matthew (DBI) <matthew.greene@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>; Lara Araiza, David (DBI) <David.LaraAraiza@sfgov.org>; 'BGladstone@g3mh.com' <BGladstone@g3mh.com>; Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>

Subject: Corrected Suspension Request for 874 Fell St - BPNs 201311252814 and 202011309847

Good Morning,

Sending you the corrected Suspension Request for 874 Fell St. We have removed the photos from the previous Suspension Request that were included on the letter since these are from another property.

Thank you,

Suzette E. Parinas

Zoning Administrator's Office/Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7398 | | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Parinas, Suzette (CPC)
Sent: Friday, March 28, 2025 11:26 AM
To: Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>
Subject: RE: Suspension Request for 874 Fell St - BPNs 201311252814 and 202011309847

Thank you, Kevin.

Have a nice weekend.

Best,

Suzette E. Parinas

Zoning Administrator's Office/Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7398 | | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>
Sent: Friday, March 28, 2025 11:24 AM
To: Parinas, Suzette (CPC) <Suzette.Parinas@sfgov.org>; O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>
Cc: Greene, Matthew (DBI) <matthew.greene@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>; Lara Araiza, David (DBI) <David.LaraAraiza@sfgov.org>; BGladstone@g3mh.com
Subject: RE: Suspension Request for 874 Fell St - BPNs 201311252814 and 202011309847

Hi Suzette

I have suspended these permits as requested.

Kevin Birmingham
Chief Building Inspector
Department of Building Inspection
49 S Van Ness Ave, 4th Fl
San Francisco, CA, 94103
628-652-3606
[sf.gov/dbi]SF.gov/DBI
[Sign up](#) for customer updates

From: Parinas, Suzette (CPC) <Suzette.Parinas@sfgov.org>
Sent: Friday, March 28, 2025 8:43 AM
To: O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>
Cc: Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>; Greene, Matthew (DBI)

<matthew.greene@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>; Lara Araiza, David (DBI) <David.LaraAraiza@sfgov.org>; BGladstone@g3mh.com
Subject: Suspension Request for 874 Fell St - BPNs 201311252814 and 202011309847

Good Morning Patrick,

Please reference to the attached Suspension Request for **874 Fell St, Building Permit Nos. 201311252814 and 202011309847**. Let us know if additional information is needed.

Thank you,

Suzette E. Parinas

Zoning Administrator's Office/Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7398 | | www.sfplanning.org

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RE: 311 Notification Requirement for UDU Removal - 874 Fell St - 2024-007197PRJ

From Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Date Mon 5/5/2025 9:43 AM

To Yi, Kat (CPC) <kathryn.yi@sfgov.org>; Eric Roussel <ericsfca@gmail.com>

Cc Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>

Hi All,

Eric – I am following up regarding the requested materials from Planning for the 311 Notice. After confirming with DBI that a licensed designer/architect will be required for this scope of work, we highly recommend that you obtain a licensed designer/architect to draw the necessary plans for Planning to review. These same plans can be submitted for the building permit process. I believe that Mark Walls (DBI) sent an email to you on 5/1/2025 notifying you that stamped/sealed drawings would be required for the building permit review process.

I can provide you **30 days from today (Wednesday, June 4th)** to obtain a new licensed architect/designer and **another 33 days after (Monday, July 7)** for submitting the requested plans for Planning review. As mentioned, we highly recommend that the same drawings be used for the Planning review/building permit process. If you need additional time for the above deadlines, please let me know no later than **Tuesday, May 20**.

Thank you,

Rogelio Baeza, Planner

Team 9 & 10/Code Enforcement, Current Planning

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7369 | www.sfplanning.org

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From: Yi, Kat (CPC) <kathryn.yi@sfgov.org>

Sent: Wednesday, April 30, 2025 8:47 AM

To: Eric Roussel <ericsfca@gmail.com>

Cc: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>

Subject: RE: 311 Notification Requirement for UDU Removal - 874 Fell St - 2024-007197PRJ

Hi Eric,

Thank you for your patience. We met with the ZA yesterday and received confirmation that we do not have the authorization to use Janet's plans as she has revoked the use of her plans on this project (2024-007197PRJ) in writing.

In order to proceed with Planning's review and 311 Notification requirement, you will need to submit a new set of plans.

Next Steps:

It is advised to contact DBI to understand the minimum level of certification the person who prepares the plans must have to move forward with the building permit process for this project's scope of work. For Planning's purposes, we would accept plans prepared by a designer, not necessarily a certified architect. However, DBI may require more certification for their review.

Once you receive clarification from DBI on their plan requirements, please work with Rogelio on the timing for submitting a new set of plans to abate enforcement case: 2024-000871ENF and proceed with Planning's review.

Thanks and let us know if you have any further questions about next steps!

-Kat

Kat Yi (she/her), Assistant Planner

Districts 5 & 8 - Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628-652-7367 | kathryn.yi@sfgov.org | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Eric Roussel <ericsfca@gmail.com>

Sent: Tuesday, April 29, 2025 11:38 AM

To: Yi, Kat (CPC) <kathryn.yi@sfgov.org>

Cc: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>

Subject: Re: 311 Notification Requirement for UDU Removal - 874 Fell St - 2024-007197PRJ

Hello Kat,

Sounds good to me. I am happy to help PLN, and make things happen the right way.

I would like to know a little bit more. Would it be possible to have a meeting later this afternoon after 2:30?

If not, tomorrow anytime after 1pm.

If others can join, even better.

Kind regards,

Eric

415 528-0227

On Mon, Apr 28, 2025 at 4:23 PM Yi, Kat (CPC) <kathryn.yi@sfgov.org> wrote:

Hi Eric,

Thank you for your commitment to working on this project and for your efforts to kick off the 311-Notification process. I'm happy to help prepare the 311 materials, however, I need a set of plans to prepare the notification packet for distribution. From our conversation last Friday, I understand that it still needs to be determined whether Planning can utilize the plans that were reviewed as part of the PAL issued on 1/21/25 or if a new set of plans needs to be submitted.

We are trying to coordinate a time to connect with the ZA to discuss next steps and I will let you know once I receive more clarity.

Lastly, we do not have a formal PAL rescission notice. To clarify, the PAL was rescinded because the proposed project of removing a UDU did not undergo the Planning Code required 311 Neighborhood Notification.

I hope this helps,
Kat

Kat Yi (she/her), Assistant Planner

Districts 5 & 8 - Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628-652-7367 | kathryn.yi@sfgov.org | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Eric Roussel <ericssfca@gmail.com>

Sent: Friday, April 25, 2025 3:28 PM

To: Yi, Kat (CPC) <kathryn.yi@sfgov.org>

Cc: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>

Subject: Re: 311 Notification Requirement for UDU Removal - 874 Fell St - 2024-007197PRJ

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Dear Kat,

I reviewed the sections and I am sorry for my premature objection. The code is clear: 311 is required under Planning Code § 311(c)(2)

I want to help proceed with the 311 Notification process starting Monday if possible. Please let me know the next steps to initiate the notification, and I will cooperate fully to complete it.

Regarding the rescission of the January 21, 2025 PAL, I respectfully request a formal written rescission notice, including the applicable Planning Code citations, the specific factual findings supporting the rescission, and the appeal procedures available.

As part of this process, could you please confirm whether I am currently considered to be in any violation of Planning Code or permit conditions?

I have continued to act in good faith and consistently within the scope of the approved PAL. While some unforeseen circumstances outside of my control have impacted the process, I remain committed to completing the project in full compliance with Planning Code requirements. I want to keep working with PLN to figure out the best way to resolve this the fastest.

I will await receipt of the formal PAL rescission notice, and I respectfully reserve all rights to respond appropriately upon review.

If possible, I would appreciate your assistance in facilitating contact with Zoning Administrator Corey Teague regarding next steps.

Again, have a great weekend. I am glad we talked today.

Eric

On Fri, Apr 25, 2025 at 2:11 PM Yi, Kat (CPC) <kathryn.yi@sfgov.org> wrote:

Hi Eric,

Thank you for meeting with us to discuss your project. We discussed the requirement of 311 Notification for this UDU Removal, even though it qualifies for an exemption from 317 Conditional Use Authorization.

Please find the relevant Planning Code Sections below:

[Planning Code Section 311\(C\)\(2\):](#)

(2) Removal of Residential Units. When removal or elimination of an authorized or unauthorized residential unit is proposed, the Applicant shall provide notice as required in this Section 311, and shall include contact information for the appropriate City agency or resource for assistance in securing tenant counseling or legal services, as applicable. The Applicant shall post a notice of the application at least 30 inches by 30 inches in a conspicuous common area of the subject property, and such sign shall be posted no later than the start date of the notification period required by this Section 311 and shall remain posted until the conclusion of any hearings on the permit before the Planning Commission, the Zoning Administrator, the Board of Supervisors or the Board of Appeals. The Zoning Administrator shall determine any additional notification procedures to be applied in such a case.

[Planning Code Section 317\(c\)\(7\):](#)

(7) Exemptions for Unauthorized Dwelling Units. The Removal of an Unauthorized Unit does not require a Conditional Use authorization pursuant to subsections (c)(1) or (c)(2) if:

(A) the Unauthorized Unit requires a waiver of open space or dwelling unit exposure requirements, and the Unauthorized Unit is ineligible for a waiver or exemption from those standards pursuant to Section [307](#), Section [207.1](#) (Accessory Dwelling Units - Local Program), Section [207.2](#) (Accessory Dwelling Units - State Mandated Program), or Section [207.3](#) (Dwelling Unit Legalization Program); or

(B) the Unauthorized Unit has no contiguous area that meets both the required minimum superficial floor area in Housing Code Section 503(b) and the minimum legal floor-to-ceiling height requirement in Housing Code Section 503(a).

Let me know if you still have further questions about the 311 Notice requirement.

As discussed on our call, I will be rescinding the PAL issued on January 21, 2025 so that we can complete this notice.

Thanks,
Kat


brief

From Eric Roussel <ericsfca@gmail.com>

Date Fri 6/20/2025 5:00 PM

To Teague, Corey (CPC) <corey.teague@sfgov.org>

Cc Yi, Kat (CPC) <kathryn.yi@sfgov.org>

 12 attachments (2 MB)

Supplemental_Jurisdiction_Letter_Eric_Roussel.docx; SOTF JULY 2ND HEARING.pdf; ROGELIO FLAT OUT LIED ABOUT THE APRIL 16 MEETING WE HAD.pdf; ROGELIO AUDREY.pdf; Revised_Appeal_Letter_Suspension_874_Fell.pdf.pdf; OCR_ROGELIO EMAIL TO AUDREY Emails Jan-Mar 2024_Redacted.pdf; MAY 12 ### TeagueSaidIwasEmailedTheNotice.pdf; Jurisdiction_Request_874_Fell_Eric_Roussel_050925_December2_Penalty_Violation.pdf; June 5 Withdrawal mention.pdf; AudreyMarlone to Rogelio.pdf; ### SOTF_BOA_Complaint_Eric_Roussel.pdf; ### NOVPD notice.pdf;

PRELIMINARY BRIEF OF APPELLANT ERIC ROUSSEL IN RE: JURISDICTIONAL APPEAL OF NOTICE OF VIOLATION AND PENALTY DECISION (NOVPD)

Appeal No.: [Enter the appeal number for the Jurisdiction Request if different from 25-020]

Property: 874 Fell Street

I. INTRODUCTION & PROCEDURAL POSTURE

This preliminary brief is submitted to meet the filing deadline of June 20, 2025, and challenges the Planning Department's jurisdiction to issue and enforce the Notice of Violation and Penalty Decision (NOVPD) dated December 2, 2024.

A comprehensive supplemental brief will be filed upon the resolution of Appellant's concurrently filed Motion for a Continuance. This motion is based on the recent finding by the Sunshine Ordinance Task Force that the Planning Department has failed to comply with its legal obligation to produce public records essential to this appeal, and the Zoning Administrator's failure to respond to a request for a continuance.

II. SUMMARY OF ARGUMENT

The Planning Department failed to establish jurisdiction to enforce the NOVPD because it failed to provide legally sufficient notice to the Appellant. This failure is not an isolated incident but is part of a documented, systemic pattern of the Department violating the Appellant's fundamental due process rights by failing to provide notice of formal actions taken against his property. Because notice was legally deficient, the NOVPD is void, and this Board should grant the appeal.

III. ARGUMENT

A. The Purported Notice of the NOVPD was Legally Deficient and Did Not Constitute Proper Service.

Due process requires that notice must be "reasonably calculated to apprise interested parties of the pendency of the action." The Department failed to meet this standard. The NOVPD was not served

directly but was included as an afterthought—an attachment to a December 9, 2024 email whose primary subject was an entirely different administrative matter (a missing Letter of Authorization).

Burying a significant penalty decision as a "for your reference" attachment in an unrelated email chain does not constitute the clear, direct, and unambiguous service required to establish jurisdiction for imposing penalties.

B. The Department Has Engaged in a Repeated Pattern of Failing to Provide Notice, Demonstrating a Systemic Violation of Due Process.

The deficient notice for this NOVPD is consistent with the Department's established pattern of conduct regarding the Appellant's property.

- **Instance 1:** In late 2024, a third party filed a Letter of Determination (ZAD) request to have Appellant's Carriage House variance declared expired. The Department failed to notify Appellant of this action. He discovered it by chance, submitted a rebuttal, and was never formally notified of the favorable determination made on December 31, 2024.
- **Instance 2:** In early 2025, the same third party filed another ZAD, this time challenging the "demolition" status of the Carriage House. Again, the Department failed to notify Appellant. He discovered it himself, submitted a rebuttal, and was never notified when the ZAD was subsequently withdrawn.

This proves that the failure to properly serve the NOVPD was not an oversight, but part of a systemic disregard for the Appellant's fundamental right to be notified of actions affecting his property.

IV. CONCLUSION

The Planning Department's jurisdiction to enforce penalties is predicated on proper notice. The notice provided for the December 2, 2024 NOVPD was legally deficient and part of a larger pattern of due process violations. Therefore, the Department never established jurisdiction, and the NOVPD is void.

Appellant respectfully requests that the Board of Appeals grant this jurisdictional appeal and dismiss the NOVPD in its entirety.

Respectfully submitted, Eric Roussel

From: Teague, Corey (CPC) <corey.teague@sfgov.org>

Sent: Friday, June 20, 2025 4:52 PM

To: Eric Roussel <ericsfca@gmail.com>

Cc: Yi, Kat (CPC) <kathryn.yi@sfgov.org>

Subject: RE: Finalize Permit via PAL, 311, and DBI Waiver Based on Confirmed Unit Removal. Carriage House update.

Eric,

Thanks for the extra information, and I'm glad to hear that you are motivated to move forward. We are happy to discuss any such proposal with DBI, but I cannot guarantee the outcome of that process. Our standard procedure is to clearly document the substandard ceiling height in the plans. Thanks.

Corey A. Teague, AICP, LEED AP
Zoning Administrator

Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628-652-7328 | sfplanning.org

[San Francisco Property Information Map](#)

From: Eric Roussel <ericsfca@gmail.com>

Sent: Monday, June 16, 2025 12:59 PM

To: Teague, Corey (CPC) <corey.teague@sfgov.org>

Subject: Finalize Permit via PAL, 311, and DBI Waiver Based on Confirmed Unit Removal. Carriage House update.

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Dear Corey,

After reviewing the enforcement history and conducting further research, I've located the 1986 permit (BPA #8602350), DAHI inspection report, and Certificate of Final Completion, confirming the UDU at 874 Fell was officially and lawfully removed. Grandfathering is not an option. Let's not waste time on that.

While I had initially considered enforcing my contractual rights regarding the architectural plans, it's clear that doing so could require months of legal effort and procedural delay. Rather than pursue that cumbersome path, I'd prefer to work constructively with Planning to resolve this matter through an alternative approach. Fortunately, Kat Yi previously suggested a path that could work well for all parties when she mentioned PLN would accept designer plans.

To finalize the permit, I propose:

- Submitting designer plans by next week, per Kat's recommendation;
- Requesting a waiver from DBI under SFBC §106A.3.2, Exception 1, which allows the Building Official to waive plan requirements where *"the nature and extent of the proposed construction can be clearly described in writing."* This permit involves no construction, no physical changes, and no change of use or occupancy, as already recognized in DBI's February 26, 2025 administrative completeness review. Given the well-documented prior permitted removal BPA #8602350, DBI should be comfortable granting this waiver;

A clear written description could follow the current permit scope:

"1) Dwelling unit removal of the UDU on the first floor at north side of the main structure. 2) Existing structure has 7'-2" high rooms from concrete slab on grade to ceiling at underside of the floor joists above. Removal of unit per SF Planning Code section 317(c) (7)(B), exemption for UDUs. 3) Existing toilet and sink to remain. 4) Existing doors and windows to remain. Pursuant to Planning Enforcement Case 2024-000871ENF and NOV: 201722542."

I'm ready to proceed with the PAL and 311 Notification and would appreciate Planning's support in coordinating with DBI on the waiver and next steps.

I also talked with my structural engineer for the Carriage House. He told me that he would be happy to add notes to the structural plans to mark precisely what takes place as far as replacing, keeping, strengthening, adding to the existing Carriage House. Again, almost nothing

is demoed; there are additions and strengthening. I will provide revised Architectural drawings that reflect the current situation, not the last revision, by next week.

Lastly, I'd welcome a short meeting before the June 19 briefing deadline — to confirm alignment and ideally close some matters without the need for further filings or hearings.

Best regards,
Eric Roussel

PS: I filed the UDU permit with the PAL as the sole applicant. Janet was not part of it. In February 2025, she asked to be removed from a permit application she was not part of. She was involved with the UDU project since August 2024 till November 2024. Rogelio got her first UDU plan set in August 2024, she attended the UDU appeal Hearing, she worked on it till the submission in November and then disappeared. Because I would not agree to a new contract to get the permit application if the PAL is granted. She was claiming a lot of additional work was needed...

From: Teague, Corey (CPC) <corey.teague@sfgov.org>
Sent: Thursday, June 5, 2025 7:14 AM
To: Eric Roussel <ericssfca@gmail.com>
Cc: Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>
Subject: RE: APPEAL FILED NO. 25-020 @ 874 FELL STREET

Eric,

I'm following up on our meeting on Tuesday. You indicated that you were open to withdrawing the appeal of the Suspension Request and the Jurisdiction Request for the NoV. Will you please, at your earliest convenience, let me and the BoA staff know if/when you plan to request those withdrawals? If the appeals move forward, then my briefs are due next week. However, I'm out of town next week, and so any work I do on those briefs will have to be completed by tomorrow. Thanks.

Corey A. Teague, AICP, LEED AP
Zoning Administrator

Current Planning Division

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7328 | sfplanning.org
[San Francisco Property Information Map](#)

From: Longaway, Alec (BOA) <alec.longaway@sfgov.org>
Sent: Monday, May 12, 2025 11:52 AM
To: ericssfca@gmail.com; Teague, Corey (CPC) <corey.teague@sfgov.org>
Cc: Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>; Blackshear, Czarina (DBI) <czarina.blackshear@sfgov.org>; CROSSMAN, BRIAN (CAT) <Brian.Crossman@sfcityatty.org>; Fossi, Natalia (CPC) <Natalia.Fossi@sfgov.org>; Greene, Matthew (DBI) <matthew.greene@sfgov.org>; Hannan, Patrick (DBI) <patrick.j.hannan@sfgov.org>; Hasbun, Carmen (DBI) <carmen.hasbun@sfgov.org>; Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; MAINARDI, JESSE (CAT)

<Jesse.Mainardi@sfcityatty.org>; Mejia, Xiomara (BOA) <xiomara.mejia@sfgov.org>; Ospital, Joseph (DBI) <joseph.ospital@sfgov.org>; Parinas, Suzette (CPC) <Suzette.Parinas@sfgov.org>; CPC.Intake <CPC.Intake@sfgov.org>; Samarasinghe, Giles (DBI) <giles.samarasinghe@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>

Subject: APPEAL FILED NO. 25-020 @ 874 FELL STREET

Alec Longaway
Legal Assistant, San Francisco Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103
Work PH: 1-628-652-1152
Cell: 1-415-746-0119

The Board's physical office is open to the public by appointment only. Please email boardofappeals@sfgov.org or call 628-652-1150 if you would like to meet with a staff member.

All documents and emails submitted to the Board Office are public records. You are advised to redact information if you want it to remain confidential. Please contact the Board Office if you need assistance.

Last complaint made with DBI and Planning.

DBI Complaint 202533007 and Record 2025-000389ENF:

Just last week, Mr. Cushner filed a complaint alleging a violation of ongoing construction work in the carriage house at 874 Fell Street. He claimed and filed to have last observed construction activities on January 14th 12:20pm 2025. On that day and time of the alleged violation, three city inspectors/planners, Elizabeth Gordon, Kat Yi, Rogelio Baeza were on-site for the UDU process. They verified that no construction was or had occurred on the carriage house. Specifically, I sought to address and close an active false complaint (202289742) that Mr. Cushner had filed 2 years ago, falsely claiming I was "undermining the foundation at 606-610 Steiner." Inspector Rogelio Baeza kindly agreed to inspect the carriage house at the property line, confirmed that no foundation undermining had occurred as alleged, and took photographs to verify that no construction work was ongoing or had been conducted.

Mr. Cushner appears to have used the construction of a new fence with my left neighbor as a claim of unauthorized construction on the carriage house, twisting the situation to support his unfounded complaint. From his apt windows and deck, he could see us working on a new fence on my left property line, and not doing construction work at the carriage house. He can see inside the carriage house as pictures included in his ZADs demonstrate. Yet, he decided to manipulate circumstances into false allegations, thereby again misusing city resources and unjustly targeting me and my properties.

Inspector David Lara Araiza will have to come for a site inspection to see that the complaint is false, as did the Elizabeth Gordon, Kat Yi, and Rogelio Baeza on the Jan 14th site visit, and then close the complaint. This is another example that shows Mr. Cushner is wasting City resources and has no credibility.

Impact on City Resources:

Each baseless complaint necessitates administrative processing, site inspections, and report generation, diverting city resources from addressing legitimate concerns.

Same with his constant record requests, applications/demands for reviews of matters that have been settled already.

I have provided indisputable proof that Mr. Cushner has a history of providing false information, misrepresenting, twisting facts, and flat out not telling the truth.

He has been proven not credible.

I urge SF Planning and DBI to take this into account from now on.

Thank you for your consideration.

Sincerely,

Eric Roussel

Desperate Attempts to Obstruct the carriage house.

Mr. Cushner's pattern of filing complaints appears to escalate in January 2024. Mr. Cushner filed two serious false complaints on Jan 24 2024, right after being notified that I had applied for and received approval for the revision on the carriage house on January 18, 2024. The approval, CP-ZOC 1/18/24, involved removing the proposed basement from the scope of work in revision 202011309847.

This timing further supports the assertion that Mr. Cushner's actions are deliberately aimed at obstructing the carriage house project. It only took six days for Mr. Cushner to file a series of very serious, though demonstrably false, complaints on not just 874 Fell Street, but also at 905 Ashbury Street. He seems to have been counting on serious outrageous complaints to provoke a swift reaction and investigation from the city, effectively delaying or halting my project while the city investigated his claims.

This clearly demonstrates a desperate attempt to obstruct.

Suspicious Sudden Filing of 2 Complaints on 2 properties.

On January 24, 2024, just 6 days after approval of the carriage house revision, Mr. Cushner filed two very serious consecutive complaints for two different buildings. He had to get a quick and sure reaction from the city to investigate, so he deliberately filed false huge violations:

1. Complaint 2024-000871ENF for 874 Fell Street:

- Alleged illegal division of the building into 10 units, claiming it should have no more than 5 units plus one Accessory Dwelling Unit (ADU).
- Asserted that approximately 30 people were residing in the building.
- Accused me of renting the UDU as a two-bedroom apartment for six people.
- **Reality:** The property is legally a 9-unit building, not 5; it houses 10 tenants, not 30, on annual leases, as confirmed by city records and subsequent inspections. The UDU was occupied by me and my wife, not 6 people.
- Everything he reported as a violation was false. (The UDU was a well know issue already)

2. Complaint 2024-000877ENF for 905 Ashbury Street:

- Claimed that in a building zoned for only 4 units, I had illegally added a 5th unit by installing a refrigerator and sink in a bedroom closet.
- Alleged that the property was accommodating at least 21 guests/renters in a home zoned for no more than three families (RH-3).
- **Reality:** The property is legally a 5-unit building, not just 4; it houses 11 tenants, not 21, on annual leases, as verified by official records and inspections. Everything he reported as a violation was false.

Was he admonished for such blatant falsehoods? Is he still considered credible?

Note: It is particularly suspicious and telling that Mr. Cushner filed complaints against 874 Fell, and 905 Ashbury almost 2 miles away, at the same time.

On Tue, Jan 21, 2025 at 12:45 PM Eric Roussel <ericsfca@gmail.com> wrote:

To The SF Planning Department, and SF DBI.

I am writing to formally address a troubling pattern of behavior exhibited by my neighbor, Mr. Ari Cushner of 606 Steiner Street. Mr. Cushner has been persistently emailing twisted facts, filing unfounded and misleading complaints against my properties at 874 Fell Street, 905 Ashbury Street, and 1344 Clayton Street. His actions not only lack merit but also suggest an unhealthy obsession with my affairs, specifically with obstructing the rebuilding of the carriage house at 874 Fell Street, leading to unnecessary strain on city resources.

Obsessive Fixation on Obstructing the Carriage House:

Mr. Cushner's actions demonstrate a clear and disturbing fixation on preventing the reconstruction of the carriage house at 874 Fell Street. This obsession manifests in a pattern of relentless and unfounded claims and complaints, seemingly designed to impede progress at every turn. It is important to understand that the scope reduction I chose in 2024, eliminating the proposed basement, was a direct result of his vocal opposition and concerns for damaging or undermining his building foundation. In an attempt to address his concerns, avoid potential legal action, and get the carriage house project going... I offered to abandon the basement plan entirely (I had already reduced the size of the basement before once, but that didn't seem to appease him) and communicated this decision to him directly via email. Despite this revision, his campaign of harassment continued.

Pattern of Obsessive and Malicious Behavior:

1. **Limited Personal Interaction:** Despite our minimal interaction, a brief two-minute encounter, Mr. Cushner has demonstrated an unusual and intrusive interest in me and my properties. He has independently identified and targeted two other properties I own, almost 2 miles away, without any disclosure from me. This suggests an abnormal preoccupation with my affairs that go beyond normal neighborly concern. Btw, he claims I am a licensed contractor. I am not.
2. **Extensive Knowledge of City Planning Codes:** Mr. Cushner exhibits a comprehensive understanding of city planning codes, records, and processes. His application of this knowledge appears to be solely directed toward trying to obstruct my carriage house project. It also gives no doubt that Mr Cushner is aware that his complaints are fabricated/false when they are. Especially when he files violations such as 874 Fell has been illegally converted from 5 legal units to 10... He knows it's not true, yet he filed that.
3. **Hiding Behind Anonymity:** Mr. Cushner's conduct is characterized by a lack of transparency and a disturbing tendency to operate in the shadows. This was evident when he attended my appeal hearing regarding the UDU at 874 Fell Street and had to give a name reluctantly under the alias "Good Citizen," rather than identifying himself openly. This behavior raises serious concerns about his motives and his willingness to engage in subterfuge to achieve his objectives. He seems to prefer covert manipulation to open and honest communication.

My supervisor, Jonathan Chui, along with Kelly from City Planning and her team, will be participating in this inspection.

Could you please provide your availability for the following dates? March 17, 18, 19, 20, 21, and March 24, 25, 26, 27, 28.

Thank you for your assistance.

Best regards,
David Lara Araiza
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From: Eric Roussel <ericsfca@gmail.com>
Sent: Monday, March 10, 2025 2:36:27 PM
To: Lara Araiza, David (DBI) <David.LaraAraiza@sfgov.org>
Subject: Re: Carriage house at 874 Fell.

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Hello David,

Please have Elizabeth be the one to judge if it's a remodeling or new construction. She is the current Planning Team manager for my district. So, she is definitely qualified.

Report for: **874 FELL ST**

Parcel (Block/Lot)	Parcel History	Address(es) for this Parcel	Reports
0822/019	874 fell st, San Francisco, CA 94117	Assessor Summary Assessor Recorded Documents Secured Property Tax Rolls	

Current Planning Team

Team Manager: elizabeth.gordon-jonckheer@sfgov.org

She was CCed in this email as elizabeth.gordon-jonckheer@sfgov.org

Funny thing. She was at 874 Fell st with Rogelio and Kat (For my UDU permit situation) on the exact day and time the neighbor claimed I was doing construction work in the carriage house. Rogelio took pictures then. Like yours, it will show that no construction work happened and that nothing has changed since last time you guys came on the site.

Let me know when you have a tentative date for everybody to come. I'll try to get my fence neighbor and a tenant of mine to join too. I'll be able to make it work for me. I work for myself...

Thanks,

Eric

From: Lara Araiza, David (DBI) <David.LaraAraiza@sfgov.org>
Sent: Wednesday, March 12, 2025 1:08 PM
To: Eric Roussel <ericsfca@gmail.com>
Cc: Chiu, Jonathan (DBI) <jonathan.chiu@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Subject: Re: Scheduling Combined Field Inspection

Hi all,

I would appreciate it if we could all confirm our availability for the proposed meeting on the 20th?

This will allow us to make the necessary arrangements in our schedules to accommodate the time required for the visit.

Regards,

David Lara Araiza

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From: Eric Roussel <ericsfca@gmail.com>
Sent: Wednesday, March 12, 2025 12:39:59 PM
To: Lara Araiza, David (DBI) <David.LaraAraiza@sfgov.org>
Cc: Chiu, Jonathan (DBI) <jonathan.chiu@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Subject: Re: Scheduling Combined Field Inspection

Hello David,

I agree, it would be best to have everyone at the same time.

Let's do March 20th.

What permit # or/and official request/purpose would be involved for that inspection?

Thanks,

Eric

On Tue, Mar 11, 2025 at 4:33 PM Lara Araiza, David (DBI) <David.LaraAraiza@sfgov.org> wrote:

Dear Erick,

Following our recent phone conversation, I would like to inform you that the City Planning and Building Inspection departments are planning to conduct a combined field inspection to assess the carriage house at the rear of your property. Having representatives from both agencies present simultaneously will be advantageous.

RE: Scheduling Combined Field Inspection

From Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Date Wed 3/12/2025 3:02 PM

To Lara Araiza, David (DBI) <David.LaraAraiza@sfgov.org>; Chiu, Jonathan (DBI) <jonathan.chiu@sfgov.org>; Eric Roussel <ericsfca@gmail.com>

Cc Wong, Kelly (CPC) <kelly.wong@sfgov.org>

Hi All,

We can schedule the site visit for 11 AM on March 20. Please confirm that this time works for everyone.

Thank you,

Rogelio Baeza, Planner

Team 9 & 10/Code Enforcement, Current Planning

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7369 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Lara Araiza, David (DBI) <David.LaraAraiza@sfgov.org>

Sent: Wednesday, March 12, 2025 1:52 PM

To: Chiu, Jonathan (DBI) <jonathan.chiu@sfgov.org>; Eric Roussel <ericsfca@gmail.com>

Cc: Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Subject: Re: Scheduling Combined Field Inspection

@ Jonathan. Correct, it's for 874 Fell st.

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From: Chiu, Jonathan (DBI) <jonathan.chiu@sfgov.org>

Sent: Wednesday, March 12, 2025 1:50:23 PM

To: Lara Araiza, David (DBI) <David.LaraAraiza@sfgov.org>; Eric Roussel <ericsfca@gmail.com>

Cc: Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>

Subject: RE: Scheduling Combined Field Inspection

Hi all,

The date 3/20 works for me. Just to confirm, this is for 874 Fell St?

Jonathan Chiu

Senior Building Inspector

(628) 652-3646

jonathan.chiu@sfgov.org

Department of Building Inspection

49 South Van Ness Ave, 4th fl

On January 14, 2025, Planning staff including Rogelio Baeza, Kat Yi, and Elizabeth Gordon visited my property for a scheduled UDU inspection. This was the very day and time that the most recent complaint claimed unpermitted work at the Carriage House. At my request, the team inspected the Carriage House as well. Rogelio carefully reviewed the site, took photos, and in front of me, Sofia (my wife), Kat, and Elizabeth, admitted there was **no violation** and agreed to contact DBI to confirm this and close the complaint.

Just two weeks later, on January 29, 2025, **DBI inspector David Lara Araiza also conducted a site verification and officially recorded: "No visible building violations observed at this time"**—the only activity noted was a permitted fence under 6 feet.

Despite these clear findings, Rogelio, when ultimately assigned as the ENF inspector, **did not inform DBI of his findings or act to close the case.** In fact, on **February 12, 2025, Rogelio documented in his time sheet that "ENF record should be closed out"** and reiterated that no permit was needed for the fence. Yet, no action was taken.

Instead of closure, DBI and Planning (at Rogelio's direction) organized a **joint inspection on March 20, 2025.** Again, **no violation was found.** Nevertheless, rather than close the case, Planning and DBI escalated the matter, pushing for a permit suspension and the issuance of a correction notice—despite the fact that Senior DBI Inspector Brett Howard had already concluded in 2023 there was no undermining, no falsification, and that the Carriage House was compliant.

It was only on May 1, 2025—after months of needless enforcement and nearly \$3,000 in fees—that Rogelio finally marked the case "closed, no violation" in the system, citing the March 20 site visit as the reason. This raises the unavoidable question: if Rogelio and DBI both confirmed no violation as early as January, and Rogelio himself twice indicated the case should be closed, why was the case left open and enforcement escalated for months, generating unnecessary administrative burden and costs?

The attached DBI reports, Planning records, and emails make it clear: the enforcement should have ended in January, and all subsequent escalation was unwarranted and unjustified.

I ASKED FOR EMAILS AND MEMO CORRESPONDENCE BETWEEN PLN AND DBI ABOUT THIS COMPLAINT THAT LASTED 4 MONTHS FOR NO VIOLATION. SO FAR NOTHING WAS PRODUCED.

It should have been closed on 1/29/25. But Rogelio pushed DBI to join in doing site visits, permit research, and a suspension on superseded revisions. He also pushed for DBI to issue a "correction notice" that DBI inspector Brett Howard didn't see necessary in 2023.

COMPLAINT DATA SHEET

Complaint Number: 202533007

Owner/Agent: OWNER DATA
SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:

Location: 874 FELL ST

Block: 0822

Lot: 019

Site:

Rating:

Occupancy Code:

Received By: BMCBRIDE

Division: BID

Complainant's Phone:

Complaint Source: WEB FORM

Assigned to: BID

Division:

Description: date last observed: 14-JAN-25; time last observed: 12:20 pm; identity of person performing the work: Eric Roussel; exact location: Rear Bldg; building type: Residence/Dwelling EXPIRED PERMITS; WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT; WORK BEING DONE IN DANGEROUS MANNER; ; additional information: Construction activity including the movement of 2x4s, planks, and ladders; sawing, drilling, and hammering were observed inside the carriage house on Jan. 12-14 2025, yet there is no active permit for this work: PA # 2013-1125-2814 expired for the 5th time on 4/7/2024; PA # 2020-1130-9847 (revision to 2013-1125-2814) is subject to a "stop all work" order issued by DBI on 4/11/2022 (see Complaint # 2022-89742); and PA # 2024-0117-4149 (revision to 2020-1130-9847) has not yet been issued and is currently under Planning Department review.;

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	LARA ARAIZA	6385	10	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
01/16/25	CASE OPENED	Lara Araiza	CASE RECEIVED		Brenda McBride 16-JAN-25	INS
01/16/25	OTHER BLDG/HOUSING VIOLATION	Lara Araiza	CASE UPDATE	Case reviewed and assigned to district inspector per JG;BM	Brenda McBride 16-JAN-25	INS
01/17/25	OTHER BLDG/HOUSING VIOLATION	Lara Araiza	CASE UPDATE	Left contact tag at front entry gate for a call back. Was able to locate point of contact for property. Will arrange a site visit next week. DLA	David Lara Araiza 17-JAN-25	BID
01/29/25	OTHER BLDG/HOUSING VIOLATION	Lara Araiza	CASE UPDATE	Site verification at cottage area at rear Northwest corner of building. Will do permit research and review with senior inspector to determine proper course of action. No visible building violations observed at this time. New fence being built at West property between 874 Fell st and 886 Fell st (under 6 feet, no permit required). DLA.	David Lara Araiza 29-JAN-25	BID
03/11/25	OTHER BLDG/HOUSING VIOLATION	Lara Araiza	CASE UPDATE	Reached out to building owner and will arrange a site visit, to review carriage house at rear of property. DLA	David Lara Araiza 11-MAR-25	BID
03/20/25	OTHER BLDG/HOUSING VIOLATION	Lara Araiza	CASE UPDATE	Combined inspection with building inspection division and department of city planning @ 874 Fell st. DLA.	David Lara Araiza 21-MAR-25	BID
04/01/25	OTHER BLDG/HOUSING VIOLATION	Lara Araiza	CASE UPDATE	Building permit #202011309847 and building permit #201312522814 suspended by Department of City Planning as of 3/28/25. DLA	David Lara Araiza 01-APR-25	BID
04/24/25	OTHER BLDG/HOUSING VIOLATION	Lara Araiza	CASE UPDATE	Correction notice posted at the front entrance of the building. The purpose of this notice is to inform that a revision permit is being sought to address discrepancies between the architectural and structural plans. DLA	David Lara Araiza 24-APR-25	BID

COMPLAINT ACTION BY DIVISION



Time Accounting Project Detail Report

From January 01, 2025 through May 13, 2025

May 13, 2025

Application Name: 874 FELL ST
Property Address: 874 FELL ST
Record Number: 2025-000389ENF
Record Alias: Enforcement (ENF)

Why was the ENF case not closed on 1/27/25 as DBI determined to violation after a site visit, or at least on 3/20/25 when they saw like DBI did that No Violation occurred? Why escalate to a suspension on superseded revisions? Furthermore,inspector Brett Howard a senior DBI chief had already inspected the site 2 years earlier and concluded that there was no undermining, falsification, or issues as my neighbor stil claims. See attached.

Staff	Date	Hour	Cost	Comment
Jia Hong Situ	03/20/2025	1.75	\$276.39	site visit w/ Rogelio, photos upload, email to Rogelio;
Sub-total		1.75	\$276.39	
Kelly Wong	03/03/2025	0.75	\$183.23	Investigate new complaint, prior permits, email DBI to request site visit photos, etc.
	03/06/2025	0.25	\$61.08	Schedule meeting w/DBI to review complaint
	03/07/2025	0.75	\$183.23	Review DBI site visit photos; meeting w/DBI to review complaint and discrepancy in architectural and structural drawings, and next steps - joint inspection
	03/27/2025	1.00	\$244.30	Meeting w/DBI Jonathan Chiu and David Lara Araiza
	03/27/2025	0.50	\$122.15	Review draft suspension request and send comments to ENF Planner R.Baeza; coordinate w/admin staff to issue and send to DBI
	03/31/2025	0.25	\$61.08	Send owner Eric R. copy of Suspension Request; coordination w/DBI re: suspension requests
	04/09/2025	0.50	\$122.15	Meeting w/ENF Planner R.Baeza re: correspondence w/owner Eric Roussel, review and respond to email from owner; schedule meeting w/owner

Staff	Date	Hour	Cost	Comment
Kelly Wong	04/10/2025	1.00	\$244.30	Meeting w/owner Eric Roussel to discuss suspension request and next steps - coordinated architectural and structural drawings required in new permit
Sub-total		5.00	\$1,221.52	
Kimberly Durandet	02/04/2025	0.25	\$51.52	Assign record.
Sub-total		0.25	\$51.52	
Rogelio Baeza	02/12/2025	0.25	\$39.36	Email to planning.codeenforcement@sfgov.org regarding the active ENF case. It appears that no building permit is required for the fence observed (less than 6 feet). ENF record should be closed out.
	03/06/2025	1.25	\$196.82	Completed Investigation checklist. pending site visit to document the current conditions of the existing rear building structure.
	03/20/2025	1.75	\$275.54	Site Visit with Jia.
	03/24/2025	0.25	\$39.36	Review of Site Visit with KW.
	03/25/2025	0.25	\$39.36	Follow up email with new deadlines and incorporated Brett Gladstone (owner counsel) as requested previously by owner. Pending signed contract for new architect and to upload plans to Bluebeam by the provided deadline.
	03/26/2025	0.25	\$39.36	Email follow up with expectations to Eric Roussel (owner) and Brett Gladstone (owner counsel). Reminded of the expected deadlines to meet for submission of new plans from new architect if necessary.

Staff	Date	Hour	Cost	Comment
Rogelio Baeza	03/27/2025	1.00	\$157.45	Discussed the previously issued building permits and next steps. Discrepancies between the associated architectural and structural plans.
	04/10/2025	0.50	\$78.73	Review of building permit 202401174149. Eric Roussel (owner) presented updated structural drawings. However, he was advised that the architectural and structural drawings would need to be updated to be consistent with the scope of work.
	04/17/2025	0.25	\$39.36	Discussed conversation with Eric Roussel (owner) of subject property 874 Fell St. Planning staff (Rogelio) requested a consolidated plan set reflecting the updated structural drawings.
	04/21/2025	0.50	\$78.73	Internal Coordination with DBI. Discussed BP# 201311252814 and 202011309847. DBI to issue Correction Notice.
	04/23/2025	0.25	\$39.36	Phone call with Jonathan Chiu. DBI Correction Notice will be issued soon.
	05/01/2025	0.75	\$118.09	Enforcement case closed. No Violation. Per site visit conducted on 3/20/2025, the work did not exceed the approved plans by Planning per BP# 201311252814. Additionally, ZA determined that the scope of work did not exceed what was approved by Planning
	05/01/2025	0.25	\$39.36	Enforcement case closed. No Violation. Per site visit conducted on 3/20/2025, the work did not exceed the approved plans by Planning per BP# 201311252814. Additionally, ZA determined that the scope of work did not exceed what was approved by Planning
	05/01/2025	0.25	\$39.36	Close out of ENF record.

Staff	Date	Hour	Cost	Comment
Sub-total		7.75	\$1,220.24	
Suzette Parinas	03/28/2025	0.50	\$68.44	Checked for any typo errors and checked PIM for accuracy of the record no, parcel, BPN, & zoning info; emailed letter to DBI & cc lists; saved correspondence to M-Files; filled-out online Repromail request for mailing of hard copy to property owner
	04/01/2025	0.50	\$68.44	Sent to DBI & cc lists the corrected Suspension Request removing the photos from another property. Sent a copy to the property owner via USPS (c/o 14/F Reception). Saved Suspension Request & email to M-Files.
	04/11/2025	0.50	\$68.44	Checked for any typo errors and checked PIM for accuracy of the record no, parcel, BPN, & zoning info; emailed letter to DBI & cc lists; saved correspondence to M-Files; filled-out online request to Repromail for mailing of hard copy to owner
Sub-total		1.50	\$205.32	
TOTAL		16.25	\$2,974.99	

Even worse, Rogelio Baeza, knew on 1/14/25 that the complaint was false and that there was no violation. He was on site that day for my UDU with two other Planners. I asked him to inspect the carriage house for unpermitted work as the complaint just filed, alleged. Rogelio went in, looked carefully, took pictures, and stated/admitted in front of me, Sofia my wife, Elizabeth, and Kat that there was no violation. He also agreed upon my request to contact DBI to clear that complaint asap. See emails below.

On Mon, Mar 27, 2023 at 2:40 PM Howard, Brett (DBI) <brett.howard@sfgov.org> wrote:

Hello Ms. Cushner,

I performed a site visit today at 874 Fell Street so that I could address the concerns that you outlined in your March 24th email.

As far as item number one is concerned there is no need nor cause to add to the complaint since there has been no excavation and consequently no undermining.

In regards to item number two, while the building is certainly in great disrepair and most certainly not habitable in its current condition, the owner has a right to remodel it as he sees fit (in terms of the interior layout, kitchen and bath, etc..) and in accordance with the approved plans. I have looked at both sets of plans for PA# 201311252814 and PA# 202011309847 and fail to understand how they might be 'falsified'.

As part of doing my due diligence regarding this matter I did some permit research and discovered a permit approved on

9/27/1944 for: "Alter present building in the back yard into a 2 room dwelling", and a subsequent document: "Certificate of Final Completion: Alter apts. (Frame) Alter & Repair rear Bldg.". This clearly establishes the rear building as a legal dwelling.

If you have any questions feel free to contact me.

Regards,

Brett Howard

Senior Building Inspector

Department of Building Inspection

City and County of San Francisco

49 S. Van Ness Ave. | 5th Floor

San Francisco | CA 94103

Brett.howard@sfgov.org

Phone: (628) 652-3627

Rogelio did his best to avoid help me with the new complaint that he knew was false from having been at the site and inspecting it carefully while taking pictures. Not only that, but he became the ENF inspector assigned to the case. I got no help. He would not even tell DBI the results of his own inspection. Instead he pushed DBI to join him for more.

ericsfca@gmail.com

From: Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Sent: Thursday, January 16, 2025 4:05 PM
To: Eric Roussel
Subject: RE: New thread for 2025-000389ENF

Flag Status: Flagged

Hi Eric,

Thank you for your email and bringing this to our attention. Please allow some time for the assigned enforcement planner to contact you (once the case is assigned).

Thank you,

Rogelio Baeza, Planner

Team 9 & 10/Code Enforcement, Current Planning

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7369 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Eric Roussel <ericsfca@gmail.com>
Sent: Thursday, January 16, 2025 1:35 PM
To: Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Subject: New thread for 2025-000389ENF

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

Hello Rogelio,

I need your help.

Look at what else ACushner filed.

Claiming new construction at the carriage house from Jan 12 to Jan 14.

Good thing you guys came on Jan 14 and checked it out.

Again, I am not doing construction work on the carriage house, why would I?

Just like I didn't add an extra illegal unit to a 4apt building at 905 Ashbury or had 30 people staying there.

Or had 40 people staying at 874 Fell in a building only legal for 5 units but now has 9 or 10.

He actually said and claimed these things as violations. That shows the guy has a mind problem right there...

Now, he's saying I'm building the Barn. wow

You might be assigned to that case. 2025-000389ENF

You are welcome to come back and come check any time.

I'll go there soon to do the fence work with my nice neighbor on the left till it gets dark.

Have a good rest of the day,

Eric

showing 1-10 of 32 | Download results

[]	Date	Record Number	Record Type	Project Name	Description	Status	Action
[]	01/14/2025	2025-000389ENF	Enforcement (ENF)	874 FELL ST	Construction activity including the movement of 2x4s, planks, and ladders; sawing, drilling, and hammering were observed inside the carriage house on Jan. 12-14 2025, yet there is no active permit for this work: PA # 2013-1125-2814 expired for the 5th time on 4/7/2024;	Open	

From: Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Sent: Wednesday, January 15, 2025 4:27 PM
To: Eric Roussel; Birmingham, Kevin (DBI)
Cc: Gordon-Jonckheer, Elizabeth (CPC)
Subject: RE: Complaint 202289742

Flag Status: Flagged

Hi Eric,

Thank you for your email. Please address these concerns with the appropriate agency, which would be DBI. I have added the DBI Inspector associated with the complaint you mentioned.

@Birmingham, Kevin (DBI) – Would you kindly assist Mr. Roussel with his concerns about the DBI complaint 202289742? This complaint is not within Planning's purview.

Thank you,

Not one word to tell DBI that he saw no violation. No Help at all.

Rogelio Baeza, Planner
Team 9 & 10/Code Enforcement, Current Planning
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7369 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Eric Roussel <ericsfca@gmail.com>
Sent: Wednesday, January 15, 2025 10:54 AM
To: Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Cc: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>
Subject: Complaint 202289742

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

Hello Rogelio,

This is a new thread about another issue/complaint I told you about yesterday. 202289742 "possibly undermining foundation at 606-610 Steiner" (It shows still "active")

Senior Inspector Chui at DBI told me 3 months ago that I need a final site verification visit from an inspector to close that.

I emailed my building inspector "David Lara Araiza" but got no response, and I kind of forgot about it. It wasn't really important as the complaint was again false, and staying dormant.

When you came yesterday for another matter, and you could see the neighbor's foundation 15' away by just looking right, I thought of asking you to look to verify that still no work/"undermining" had been done (2.5 years later). You looked, and took pictures to verify that. Hopefully, you can have that complaint closed, now.

From: Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Sent: Wednesday, January 15, 2025 4:21 PM
To: Eric Roussel; Yi, Kat (CPC)
Cc: Gordon-Jonckheer, Elizabeth (CPC)
Subject: RE: Plan Check Letter - 2024-007197PRJ - 874 Fell St.

Flag Status: Flagged

Hi Eric,

Thank you for your email. I will kindly ask that email threads containing Kat (assigned planner), Elizabeth (Team leader), and myself only be about the scope of work proposed in this project record (2024-007197PRJ):

Scope of work: "The project proposes the removal of the lower level UDU and to restore it to its original use. Accessed by a separate entrance at the side and rear of the house, the UDU houses a kitchen equipped with a stove and a sink and a small bathroom with basic amenities."

Any other topic not related to this scope of work or the enforcement case (relating to abating the UDU at the basement level), I will respectfully ask that you refrain from including in this email thread.

Thank you for your understanding,

Rogelio Baeza, Planner
Team 9 & 10/Code Enforcement, Current Planning
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7369 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Eric Roussel <ericsfca@gmail.com>
Sent: Tuesday, January 14, 2025 9:03 PM
To: Yi, Kat (CPC) <kathryn.yi@sfgov.org>
Cc: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Subject: Re: Plan Check Letter - 2024-007197PRJ - 874 Fell St.

Hello Kat,

Sounds great.
Let me know when it's done and will move things forward.

The complaint that was made yesterday, I told you about, is this one below:
(Talk about bending the truth)

01/13/2025

25TMP-000896

Enforcement (ENF)

Ongoing construction activity observed
inside the carriage house at 874 Fell
Street, which is a violation because no

work is currently allowed in that structure (no active permit).

Regards,

Eric

On Tue, Jan 14, 2025, 13:51 Yi, Kat (CPC) <kathryn.yi@sfgov.org> wrote:

Hi Eric,

It was nice to meet you as well. Thank you for the site visit where we measured and confirmed that the ceiling height of the UDU is below 7'6" (measurements captured between 7'2"-7'3" throughout the unit). This information confirms that the UDU removal for 2024-007197PRJ qualifies for 317(c)(7)(B) since the minimum legal floor-to-ceiling height requirement of 7'6" in Housing Code Section 503(a) is not met.

I will work on processing the Planning Approval Letter for this project this week and will be in touch with next steps.

Thanks,

Kat

Kat Yi (she/her), Assistant Planner

Districts 5 & 8 - Current Planning Division

[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](#)

Direct: 628-652-7367 | kathryn.yi@sfgov.org | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Eric Roussel <ericsfca@gmail.com>
Sent: Tuesday, January 14, 2025 1:38 PM
To: Yi, Kat (CPC) <kathryn.yi@sfgov.org>
Cc: Gordon-Jonckheer, Elizabeth (CPC) <elizabeth.gordon-jonckheer@sfgov.org>; Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>
Subject: Re: Plan Check Letter - 2024-007197PRJ - [874 Fell St.](#)

Hello,

It was nice to meet you Elizabeth and Kat to put faces to the emails.

Rogelio, I'm glad you came too, to check on me and verify that no work was done on the barn foundations and I'm not undermining neighbor's foundation.

Additionally,

The work that was done in the last few days was building a new fence with my neighbor on the left separating our two houses.

A friend (Also a tenant at 874Fell helped. (He is the one drilling in the attached pics. That was a tough hole to drill that he got!)

(Btw Rogelio, you meet him last year. Again, I don't do less than a year rentals (Used to rent by the month years ago and by the week many more years ago. No more))

So anyway, we took lumber that was in the barn. We'd cut it to size there. Not doing new construction on the barn, or doing foundation "undermining".

Sorry for being a bit speed/hyper active, I had just seen that the back neighbor again filed a bogus complaint on me.

I wanted to vent and make my case quickly while you were there.

Take a look at the photos. I'm lucky to have nice friends to help. It was a lot of work digging these holes.

Have a great day!

Eric

BRIEF SUBMITTED BY PLANNING DEPARTMENT



BOARD OF APPEALS BRIEF

HEARING DATE: September 24, 2025

September 18, 2025

Appeal Nos.: 25-020
Project Address: 874 Fell Street
Block/Lot: 0822/019
Zoning District: RM-1 (Residential-Mixed, Low Density)
Family and Senior Housing Opportunity Special Use District
Height District: 40-X
Staff Contact: Corey Teague, Zoning Administrator – (628) 652-7328
corey.teague@sfgov.org

Introduction

It is the Planning Department's position that the Suspension Request for Building Permit (BP) Nos. 201311252814 and 202011309847 is necessary to correct inconsistencies in the approved scopes of work. The Appellant states in their appeal that they want to better understand the issues and why a variance or Conditional Use Authorization may be required. The Department has provided detailed responses to the Appellant on this issue and is eager to move this long-standing project towards completion.

Background

The subject property contains two buildings. The front building contains 9 dwelling units, and the smaller 2-story building at the rear contains a dwelling unit on the second floor and a garage at the ground floor. In 2014, a rear yard variance was granted for an expansion of the rear building. Several

building permits, including the two that are the subject of this suspension request, have been filed, issued, and/or withdrawn since the issuance of the variance to revise and construct the expansion of the rear building.

As noted in the suspension request, the key factor necessitating the suspension of the permits is that the structural plans, which are not reviewed or approved by the Planning Department, authorize a greater extent of demolition/removal of the existing building than do the architectural plans (which are reviewed and approved by the Planning Department). These inconsistencies were confirmed by both the Planning Department and DBI. As such, the plans contain inconsistencies that would likely result in construction activities that violate the Planning Code. Please note that while the Planning Department has internal access to some issued building permits and associated plans, the Department is not authorized to share or provide copies of such permits and plans.

More specifically, the demolition/removal work authorized in the structural drawings would likely represent a “Residential Demolition” per Planning Code Section 317(b)(2). Such work would require a Conditional Use Authorization from the Planning Commission for the demolition and an additional rear yard variance for the removal, replacement, and expansion of a noncomplying building within the rear yard. The suspension of the permits is necessary to allow the Appellant to file the appropriate applications to clarify and rectify the inconsistencies contained within the suspended building permits.

Regarding the Appellant’s claims that a neighbor’s complaint was given undue consideration, that assertion is false. While the Department is open to receiving information from all sources to ensure that Planning Code controls are met and property administered, any final decision regarding the request to suspend a permit is based purely on the facts and evidence related to that permit.

Conclusion

As outlined above, the suspension of the subject permits is necessary to ensure that the overall project to expand the rear building complies with the Planning Code. As such, the Department respectfully requests that the Board deny the appeal so that the issues for this project may be addressed and the project may move forward.

cc: Eric Roussel (Appellant – Property Owner)
Joe Ospital (Department of Building Inspection)
Kelly Wong (Planning Department)

Enclosures: Exhibit A – Notice of Incomplete Application dated October 30, 2019
Exhibit B – Notice of Incomplete Application dated December 23, 2019

BRIEF SUBMITTED BY DBI



Board of Appeals Brief

Hearing Date: August 20, 2025

August 20, 2025

Appeal #: 25-020
Permit: 201311252814S, 202011309847
Project Address: 874 Fell Street
Block/Lot: 0822/019
DBI contact: Joseph Ospital, Senior Building Inspector. 628-652-3546,
Joseph.ospital@sfgov.org

Permit description:

PA# 2013-1125-2814S: At rear building, renovate existing carriage house and garage. Extend top floor over existing roof and create deck on existing roof at garage. Add a bath & new kitchen, renovate existing bath.

PA# 2020-1130-9847: Revision to PA# 2013-1125-2814; Revise layout of interior rooms. Revise structural according to shoring engineer recommendations.

These permit applications were submitted, with plans, reviewed by a DBI Building Inspector in Plan Review services and DBI Engineer in plan review services. The project was deemed to meet all related codes and approved.

Conclusion: DBI contends the permit was properly reviewed and approved and therefore the permit should be upheld and the appeal denied.

Joseph Ospital, Senior Building Inspector.

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



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

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

PUBLIC COMMENT

From: [Ari Cushner](#)
To: [Eric Roussel](#)
Cc: [SOTF \(BOS\)](#); [BoardofAppeals \(PAB\)](#); [Baeza, Rogelio \(CPC\)](#); [Wong, Kelly \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Lara Araiza, David \(DBI\)](#); [Chiu, Jonathan \(DBI\)](#); [Birmingham, Kevin \(DBI\)](#); [Maher, Derek \(DBI\)](#); [Barahona, Luis \(DBI\)](#); [Sanbonmatsu, Jamie \(DBI\)](#); [Greene, Matthew \(DBI\)](#); [Somera, Alisa \(BOS\)](#); [Ionin, Jonas \(CPC\)](#)
Subject: Re: Official Statement for SOTF (25039) and BOA (JD 25-5 / Appeal 25-020)
Date: Thursday, June 26, 2025 7:33:00 AM
Attachments: [image001.png](#)

Dear SOTF, BOA, et al.,

I'm glad Mr. Roussel has my statement, which is meant to clarify - for all interested parties - that I have filed 10 complaints involving properties owned by him since 2022: 8 at 874 Fell, where I am an adjacent neighbor (3 PLN and 5 BLD), plus two at 905 Ashbury (1 PLN and 1 BLD). I offer this information because it is, or could be, germane to matters currently pending before the SOTF (25039) and BOA (JD 25-5 / Appeal 25-020). I aim to correct factual errors in reference to my complaints, to help the SOTF determine if PLN is withholding records related to me and help the BOA consider whether concerns about me are pertinent to the substance of Mr. Roussel's cases. As eager as I am to discuss the merits of my complaints and provide essential context, I recognize that doing so would not be relevant to these proceedings.

Thanks again,

On Wed, Jun 25, 2025 at 5:00 PM Eric Roussel <ericsfca@gmail.com> wrote:

To Whom It May Concern,

I am submitting this letter to highlight the extraordinary and troubling pattern of enforcement complaints initiated by Mr. Ari Cushner against me and my properties. The conduct in question does not align with any reasonable standard of neighbor concern, but instead reflects a strategic campaign of obstruction with no clear justification rooted in proximity, safety, or good-faith civic engagement.

Mr. Cushner has filed complaints about properties located **1.5 and even 1.7 miles from his residence**—far beyond any plausible zone of personal impact. These are not adjacent neighbors; these are targeted filings against properties he has no interaction with, except for his opposition to lawful development projects.

Even more telling is the timing of two major complaints—each covering a separate property—filed within **24 hours of each other**, just **five days after he learned** that I had received a revised permit for a carriage house project he has been aggressively trying to stop. This shows a clear retaliatory motive, not a genuine concern for zoning compliance or neighborhood quality of life.

The language used in these filings further underscores this intent: **exaggerated, implausible claims** such as “five units turned into ten” and “forty people living in the building illegally.” These assertions were not only false—they were constructed to provoke

maximum reaction from enforcement officials, drawing city resources into unnecessary investigations based on fabrications.

In sum, this is not civic oversight. It is weaponized enforcement—misusing Planning and Building Inspection channels to block development through volume, repetition, and manipulation.

I respectfully request that this pattern be considered when evaluating the credibility and purpose behind Mr. Cushner's complaints.

Sincerely,

Eric Roussel

From: SOTF (BOS) <sotf@sfgov.org>

Sent: Tuesday, June 24, 2025 2:46 PM

To: Ari Cushner <aricush@gmail.com>; SOTF (BOS) <sotf@sfgov.org>; BoardofAppeals (PAB) <boardofappeals@sfgov.org>

Cc: Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Lara Araiza, David (DBI) <David.LaraAraiza@sfgov.org>; Chiu, Jonathan (DBI) <jonathan.chiu@sfgov.org>; Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>; Maher, Derek (DBI) <derek.maher@sfgov.org>; Barahona, Luis (DBI) <luis.barahona@sfgov.org>; Sanbonmatsu, Jamie (DBI) <jamie.sanbonmatsu@sfgov.org>; Greene, Matthew (DBI) <matthew.greene@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; ericssfca@gmail.com <ericssfca@gmail.com>

Subject: RE: Official Statement for SOTF (25039) and BOA (JD 25-5 / Appeal 25-020)

Hello, Dr. Cushner –

The updated public comment [below] will be added to **File 25039**.

Thank you.

Patricia Petersen (she/her)

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

Telephone 415-554-7719 | Fax 415-554-5163

sotf@sfgov.org | www.sfbos.org



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From: Ari Cushner <aricush@gmail.com>

Sent: Tuesday, June 24, 2025 12:15 PM

To: SOTF (BOS) <sotf@sfgov.org>; BoardofAppeals (PAB) <boardofappeals@sfgov.org>

Cc: Baeza, Rogelio (CPC) <rogelio.baeza@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>;

Teague, Corey (CPC) <corey.teague@sfgov.org>; Lara Araiza, David (DBI)

<David.LaraAraiza@sfgov.org>; Chiu, Jonathan (DBI) <jonathan.chiu@sfgov.org>; Birmingham,

Kevin (DBI) <kevin.birmingham@sfgov.org>; Maher, Derek (DBI) <derek.maher@sfgov.org>;

Barahona, Luis (DBI) <luis.barahona@sfgov.org>; Sanbonmatsu, Jamie (DBI)

<jamie.sanbonmatsu@sfgov.org>; Greene, Matthew (DBI) <matthew.greene@sfgov.org>

Subject: Re: Official Statement for SOTF (25039) and BOA (JD 25-5 / Appeal 25-020)

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Hello again,

I inadvertently omitted an item from my public comment (statement) emailed on 6/20/25. Below is an updated statement, with the previously omitted item highlighted in yellow:

I have initiated three SF Planning Department complaints regarding unpermitted construction, unauthorized ILO rentals, and life-safety hazards at 874 Fell Street, owned by Eric Roussel:

- **2022-000580ENF** - Opened in January 2022 and closed in July 2022
- **2024-000871ENF** - Opened January 2024 and tied to an **NOV** and **Abatement Order**
- **2025-000389ENF** - Opened in January 2025 and closed in May 2025

* Please note that **2024-001479 ENF**, which was opened and closed by the Planning Department on 2/20/2024, was not initiated by me; I made no STR allegation in 2024-000871ENF.

I have initiated one SF Planning Department complaint regarding unauthorized ILO rentals at 905 Ashbury Street, owned by Mr. Roussel:

- **2024-000877ENF** - Opened in January 2024 and closed in January 2025

I have initiated five complaints with the San Francisco Department of Building Inspection regarding unpermitted construction, unauthorized ILO rentals, and life-safety hazards at 874 Fell Street, owned by Mr. Roussel:

- **202288770** - Opened in March 2022 and closed in June 2022
- **202289742** - Opened in April 2022 - **Correction Notice** issued on 4/15/2022
- **202418595** - Opened in January 2024 - **NOV** issued on 2/14/2024
- **202418522** - Opened in January 2024 and closed in March 2024
- **202533007** - Opened in January 2025 - **Correction Notice** issued on 4/24/2025

I have initiated one complaint with the San Francisco Department of Building Inspection regarding unauthorized ILO rentals at 905 Ashbury Street, owned by Mr. Roussel: • • • **202418460** - Opened in January 2024 and closed in January 2025

* Please note that my father, John Cushner, has initiated two DBI complaints regarding unpermitted construction at 874 Fell Street, owned by Mr. Roussel:

- **201058035** - Opened and closed in July 2010
- **201061072** - Opened in August 2010 - **NOV #1**, 8/05/10; **NOV #2**, 8/21/12, **Abatement Order** issued 6/21/2013

I have neither initiated nor had involvement in any other Planning or DBI complaints regarding property owned by Mr. Roussel, besides those listed above. If requested, I would be more than happy to provide further details and answer any questions about these complaints, or related issues.

Thanks,

On Fri, Jun 20, 2025 at 5:59 PM Ari Cushner <aricush@gmail.com> wrote:

To whom it may concern,

I have important information relevant to issues pending before both the San Francisco Sunshine Ordinance Task Force and the San Francisco Board of Appeals. Please enter the following statement into the official records for SOTF File No. 25039, as well as BOA Jurisdiction Request No. 25-5 and Appeal No. 25-020:

I have initiated three SF Planning Department complaints regarding unpermitted construction, unauthorized ILO rentals, and life-safety hazards at 874 Fell Street, owned by Eric Roussel:

- **2022-000580ENF** - Opened in January 2022 and closed in July 2022
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I have neither initiated nor had involvement in any other Planning or DBI complaints regarding property owned by Mr. Roussel, besides those listed above. If requested, I would be more than happy to provide further details and answer any questions about these complaints, or related issues.

Thanks kindly,

Ari

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Ari Nathan Cushner, PhD

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Ari

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Ari