

Russian Hill Community Association

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FOR IMMEDIATE RELEASE

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Planning Process Runs Amok in Mayor's Neighborhood Systemic Planning Code Violations on Russian Hill A Bad Omen for all San Francisco Neighborhoods

If there's one neighborhood in San Francisco where everything should "work", it should be the Mayor's neighborhood. However, that's not the case on the 1100 block of Green Street on Russian Hill where the Mayor makes his home. The Russian Hill Community Association says that developers and contractors are violating the Planning Code and that the Planning Code is not being rigorously enforced. Property owners and residents are not being informed of proposed massive construction projects. Without notification via the Planning Code's "Section 311 Notice of a Building Permit Application" citizens are denied their rights to be informed, ask questions, request changes and, if necessary, appeal the permits.

Jamie Cherry, project chair on this issue for the Russian Hill Community Association, put the spotlight on a number of construction projects on the 1100 block of Green which have violated the Planning Code and that this organization has called to the attention of City's departments and commissions.

- Down the hill from the Mayor's residence is a 3 story, 6 unit apartment building. The developer submitted a building permit to add a fourth floor addition. The application was repeatedly revised over the years with revisions violating again and again the Planning Code. The Russian Hill Community Association blew the whistle on the following violations of the Planning Code on the Building Permit application:
 - Misrepresenting as code complying plans that exceeded the zoned height maximum of 40'
 - Misrepresenting an alley address as the code complying front entrance address
 - Misrepresenting the actual dimensions of the building
- Kitty-corner from the Mayor's residence is a project in its 5th year of construction. The Russian Hill Community Association reviewed favorably the code complying building permit to construct a two car garage that would preserve an existing downstairs apartment unit and not damage the historic exterior staircase, listed in *Here Today*. However, once again, the Russian Hill Community Association had to blow the whistle when the contractor exceeded the scope of the approved Building Permit by thrusting industrial strength steel I-beams through the building, demolishing the downstairs unit and historic exterior staircase and cutting down two mature street trees.
- Another building down from the Mayor's is the historic 1877 Green Street Retaining Wall and the 3 Maxwell Bugbee cottages above it, also listed in *Here Today*. The project sponsor proposes to excavate 82,000 cubic feet of rock and dirt from behind the historic wall. Plans call for constructing a 3,000 sq. ft. storage area under the cottages and a 3,000 sq. ft. five car garage under the storage area, (but above street level.) In addition to cutting a 9 x 10 foot garage entrance through the historic wall, the project will eliminate one or more public parking places and convert the on street public parking into a private driveway. The Planning Department failed to issue the required Section 311 Notice about the project. Again, the Russian Hill Community Association blew the whistle on this violation. This time the whistle was blown on the Planning Department for violating the Code. The Russian Hill Community Association is asking the Planning Commission on November 1st to direct the Planning staff to issue the required Section 311 Notice so that over 100 owners and residents can be notified of the project, and protect the rights of residents within a 150' radius to review the project. RHCA is asking the Planning Commission to continue the hearing on the project until the Notice is issued.

Theoretical Cube of 1135-37-39 Green Street



Side View, Green St. Side
Theoretical Cube With new construction

68' L

49.5' H

6,000 SQUARE FEET

49' W

3,000 SQUARE FEET STORAGE

3,000 SQUARE FEET GARAGE



**1122 Green
Industrial-Strength I-Beams
Installed without a Building Permit**

