



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Elinor Abreu  
Zoning Affairs

Phone No. (415) 733-5412

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Janet Kornblum

Zoning Affairs

Phone No. (415) 221-7615

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR

DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

**COMPLAINT: 200076192**

**BUILDING TYPE: L/W**

**USE TYPE: C/R/A**

**DATE: 30-SEP-00**

**NOTICE TYPE: FINAL WARNING**

**Inspector: Beckers**

### **IMPORTANT NOTICE - DO NOT REMOVE**

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Sally McGrane  
Zoning Affairs

Phone No. (415) 865-9735

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

**COMPLAINT: 200076192**

**BUILDING TYPE: L/W**

**USE TYPE: C/R/A**

**DATE: 30-SEP-00**

**NOTICE TYPE: FINAL WARNING**

**Inspector: Beckers**

### **IMPORTANT NOTICE - DO NOT REMOVE**

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Karyn Hunt  
Zoning Affairs  
Phone No. (415) 645-9363

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION





DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

**COMPLAINT: 200076192**

**BUILDING TYPE: L/W**

**USE TYPE: C/R/A**

**DATE: 30-SEP-00**

**NOTICE TYPE: FINAL WARNING**

**Inspector: Beckers**

### **IMPORTANT NOTICE - DO NOT REMOVE**

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Jennifer London

Zoning Affairs

Phone No. (415) 551-4817

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR

DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

David Frigman  
Zoning Affairs

Phone No. (415) 733-0585

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Connie Guglielmo

Zoning Affairs

Phone No. (650) 691-0430

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR

DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Scott McGrew  
Zoning Affairs

Phone No. (408) 975 3492

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION





DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

**COMPLAINT: 200076192**

**BUILDING TYPE: L/W**

**USE TYPE: C/R/A**

**DATE: 30-SEP-00**

**NOTICE TYPE: FINAL WARNING**

**Inspector: Beckers**

### **IMPORTANT NOTICE - DO NOT REMOVE**

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

David R. Baker  
Zoning Affairs

Phone No. (415) 777-8400

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

**COMPLAINT: 200076192**

**BUILDING TYPE: L/W**

**USE TYPE: C/R/A**

**DATE: 30-SEP-00**

**NOTICE TYPE: FINAL WARNING**

**Inspector: Beckers**

### **IMPORTANT NOTICE - DO NOT REMOVE**

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Richard Gonzales

Zoning Affairs

Phone No. (415) 503-3163

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR

DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Cathy Feldman  
Zoning Affairs

Phone No. (415) 552-3897 fax (415) 255-8762

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Carol Lloyd  
Zoning Affairs  
Phone No. (415) 645-9253

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION





DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Evelyn Nieves  
Zoning Affairs

Phone No. (415) 362-3912 fax (415) 836-9202

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Greg Derego  
Zoning Affairs

Phone No. (415) 954-7321

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Bonnie Hitch  
Zoning Affairs

Phone No. (415) 561-8975 or (415) 561-8905

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

S. K.

Zoning Affairs

Phone No. (415) 765-8610, fax (415) 765-8916

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR

DEPARTMENT OF BUILDING INSPECTION





DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Rob Morse  
Zoning Affairs  
Phone No. (415) 777-7831

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Jon Sonder  
Zoning Affairs  
Phone No. (415) 553-2116

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Liz Hille

Zoning Affairs

Phone No. (415) 759-0450

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR

DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Cathy Seligman  
Zoning Affairs

Phone No. (415) 777-7882

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION





DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

**COMPLAINT: 200076192**

**BUILDING TYPE: L/W**

**USE TYPE: C/R/A**

**DATE: 30-SEP-00**

**NOTICE TYPE: FINAL WARNING**

**Inspector: Beckers**

### **IMPORTANT NOTICE - DO NOT REMOVE**

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Hank Plante  
Zoning Affairs  
Phone No. (415) 765-8633

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Rachel Gordon  
Zoning Affairs  
Phone No. (415) 777-7898

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Clay Thompson  
Zoning Affairs

Phone No. (415) 487-2510

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Michael Martin  
Zoning Affairs

Phone No. (415) 863-6397

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION





DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Mike Moline  
Zoning Affairs  
Phone No. (415) 252-2467

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

**COMPLAINT: 200076192**

**BUILDING TYPE: L/W**

**USE TYPE: C/R/A**

**DATE: 30-SEP-00**

**NOTICE TYPE: FINAL WARNING**

**Inspector: Beckers**

### **IMPORTANT NOTICE - DO NOT REMOVE**

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Christopher Cooke  
Zoning Affairs

Phone No. (415) 255-3100

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Zoning Affairs  
Zoning Affairs

Phone No. (415) 553-2361 fax (415) 553-2118

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Anthony Fest  
Zoning Affairs  
Phone No. (415) 553-8647

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION





DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Dan Levy  
Zoning Affairs

Phone No. (415) 777-7149

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Tyler Cunningham  
Zoning Affairs

Phone No. (415) 252-2459 fax (415) 252-0599

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION



DEPARTMENT OF BUILDING INSPECTION  
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO  
1660 Mission Street  
San Francisco, CA 94103-2414

## NOTICE OF INSPECTION

COMPLAINT: 200076192

BUILDING TYPE: L/W

USE TYPE: C/R/A

DATE: 30-SEP-00

NOTICE TYPE: FINAL WARNING

Inspector: Beckers

### IMPORTANT NOTICE - DO NOT REMOVE

UNDER TERMS OF MUNICIPAL CODE SECTION 102.13 ("A LIVE/WORK UNIT IS A STRUCTURE... WITH AN INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS"), THIS PROPERTY IS SUBJECT TO INSPECTION AT ANY TIME. IF VIOLATIONS ARE FOUND, OWNER OF EACH VIOLATING UNIT WILL BE SUBJECT TO A FINE NOT TO EXCEED **10% OF PROPERTY VALUE, OR \$15,000**, WHICHEVER IS GREATER. IF VIOLATIONS ARE NOT CLEARED WITHIN THIRTY (30) DAYS, OWNER WILL BE SUBJECT TO FURTHER ACTION BY DBI.

SECTION 102.13 WAS PASSED IN 1988 TO "LEGALIZE" ARTISTS LIVING ILLEGALLY IN WORK SPACES. THERE HAVE RECENTLY BEEN A NUMBER OF VIOLATIONS OF SECTION 102.13, WITH "LIVE/WORK" RESIDENTS PERFORMING PRINCIPAL WORK ELSEWHERE, OR EVEN USING UNITS SOLELY AND ENTIRELY FOR RESIDENCE PURPOSES. WHILE DBI HAS NO REASON TO SUSPECT THE OWNERS/RESIDENTS OF THIS BUILDING OF VIOLATIONS, **YOU ARE HEREBY NOTIFIED THAT SURPRISE INSPECTIONS OF ALL UNITS CAN OCCUR AT ANY TIME.** INSPECTION CHECKPOINTS WILL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. "INTEGRATED WORK SPACE PRINCIPALLY USED BY ONE OR MORE OF THE RESIDENTS" MUST BE FOUND IN THE UNIT AND MUST OCCUPY AT LEAST 66% OF UNIT (**EVIDENCE OF WORK SPACE USE CAN INCLUDE EASELS, KILN, GLASSBLOWING APPARATUS, ETC.**)
2. PRIMARY WORK MUST HAVE BEEN PERFORMED IN THE INTEGRATED WORK SPACE OVER ENTIRE PERIOD OF OCCUPANCY (**EVIDENCE MAY INCLUDE ARTISTIC RESUME, SUBMISSIONS TO GALLERIES/JOURNALS, ETC.**)

THE CITY HAS DEEMED LIVE/WORK ABUSES UNACCEPTABLE AT THIS TIME FOR THE FOLLOWING REASONS. SINCE LIVE/WORK UNITS ARE CLASSIFIED AS COMMERCIAL, OWNERS DO NOT PAY SCHOOL IMPACT DEVELOPMENT FEES, ARE NOT REQUIRED TO SET ASIDE 10% OF UNITS AS AFFORDABLE (AS THEY WOULD IF UNITS WERE RESIDENTIALLY CLASSIFIED), AND CAN BUILD UNITS HIGHER AND MUCH CLOSER TOGETHER THAN RESIDENTIAL UNITS. THEREFORE, LIVE/WORK CONSTRUCTION FOR THE USE OF MOSTLY UPPER-BRACKET NEW RESIDENTS IS IMMENSELY PROFITABLE AND HAS EXPANDED GREATLY BEYOND THE INTENTION OF SECTION 102.13. THE EFFECT HAS BEEN TO EVICT MANY SMALL BUSINESSES, AND TO SHUT DOWN OR CRIPPLE OTHERS VIA COMPLAINTS OF NEW NEIGHBORS. THIS HAS REDUCED EMPLOYMENT FOR BOTTOM-BRACKET RESIDENTS AND FORCED MANY OUT OF THEIR NEIGHBORHOODS, ALL WITHOUT COMPENSATION.

RECOMMENDED BY:

Nina Thorsen  
Zoning Affairs

Phone No. (415) 553-2236, fax (415) 553-2118

VERY TRULY YOURS,

FRANK Y. CHIU, DIRECTOR  
DEPARTMENT OF BUILDING INSPECTION

