



August 23, 2013

Reza Khoshnevisan
@ SIA Consulting Corp., Motion Holder
1256 Howard Street
San Francisco, CA 94103

Appeal No.: 13-111
Appeal Title: Ringel vs. Planning Commission
Subject Property: 480 Potrero Avenue
Type: PC §329 Adoption of Findings – Large Project Authorization
Case No.: 2011.0430XE
Motion No.: 18945

Dear Motion Holder(s):

This is to notify you that an appeal has been filed with this department protesting the approval of the **PLANNING COMMISSION MOTION** referenced above regarding a large project authorization. Pursuant to Article I, § 8(i)(5) of the San Francisco Business & Tax Regulations Code, the said **PLANNING COMMISSION MOTION** is hereby **SUSPENDED** until the Board of Appeals decides this matter and releases a notice of decision and order.

We are enclosing a copy of the Preliminary Statement of Appeal for your information.

The hearing regarding this matter has been scheduled for **Oct. 23, 2013, at 5:00 p.m., City Hall, Room 416**, One Dr. Carlton B. Goodlett Place. If you have any further questions, you may call this office at 415.575.6880.

Sincerely,

BOARD STAFF

cc: Planning Dept. c/o ZA Scott Sanchez, Dept. of Building Inspection,
and appellant(s) w/o enclosures

Mica Ringel, Appellant
485 Potrero Ave #C
San Francisco, CA 94110



CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

Date Filed:

BOARD OF APPEALS
AUG 23 2013
APPEAL # 13-111

PRELIMINARY STATEMENT OF APPEAL

I / We, **Mica Ringel**, hereby appeal the following departmental action: **ISSUANCE of SEC. 329 ADOPTION OF FINDINGS - LARGE PROJECT AUTHORIZATION, CASE NO. 2011.0430XE - MOTION NO. 18945** by **Planning Commission** which was issued or became effective on: **August 08, 2013**, to: **Reza Khoshnevisan @ SIA Consulting Corp.**, for the property located at: **480 Potrero Avenue**.

BRIEFING SCHEDULE:

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: **October 03, 2013, (no later than three (3) Thursdays prior to the hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with an original and 10 copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day.

P. Commission Motion Holder
Respondent's and Other Parties' Briefs are due on or before: **October 17, 2013, (no later than one (1) Thursday prior to hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with an original and 10 copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day.

Only photographs and drawings may be submitted by the parties at hearing.

Hearing Date: **Wednesday, October 23, 2013, 5:00 p.m., City Hall, Room 416, One Dr. Carlton B. Goodlett Place.**

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 change to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should submit an original and 10 copies of all documents of support/opposition no later than one (1) Thursday prior to hearing date by 4:30 p.m. 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 at the Board's office. You may also request a copy of the packet of materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

If you have any questions please call the Board of Appeals at 415-575-6880

The reasons for this appeal are as follows:

see attached.

Appellant or Agent (Circle One):

Signature: *Mica Ringel*

Print Name: MICA RINGEL

**NOTICE TO BOARD OF APPEALS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

August 23, 2013

Board of Appeals
City & County of San Francisco
1660 Mission Street
San Francisco, CA 94103

BOARD OF APPEALS

AUG 23 2013

APPEAL # 13-111

BY HAND DELIVERY

Notice is hereby given of an appeal to the Board of Appeals from the following Large Project Authorization 2011.0430X taken by action of the City Planning Commission on August 8, 2013.

Notable issues for appeal include, but are not limited to:

- The notice of the hearing was not properly posted on-site and the Commission denied following their own rules for the Hearing.
- The Large Project Application, Tree Disclosure Statement, and other documents signed under penalty of perjury by the project sponsor contain material misrepresentation therein.
- The motion approved by the Planning Commission contains mistruths.
- The Design Review of the building is not yet complete and the project should not have been approved without a licensed architect signing the plans. Notable problems include:
 - The poor design of requiring 3 exceptions for a building on an empty lot.
 - The exposure exceptions will result in excessive electric usage for heat and lighting.
 - Per the neighborhood plan the open-space exceptions are inadequate.
 - The height of the ground floor violates City design guidelines.
 - The Commission insisted the project sponsor lower the height on Mariposa next to a two-story building while ignoring that on Potrero the adjacent building is one-story, making this project the tallest structure on Potrero Avenue next to the new wing of SF General. Eastern neighborhoods rezoned the height of this parcel 10 feet to reflect the natural topography of the Hill. This building is out of character with the neighborhood.
 - The only commercial space has no bathroom.
 - The following apartment entry doors swing into the bathroom blocking someone in: 102, 105, 302, 202, 203, 206, 208, 209, 211, 212, 305, 309, 311, 312, 402, 403, 406, 409, 411, 412, 502, 506, 507, 602, 606, 607
 - The entry doors for units 512 and 612 swing into the hallway blocking one half of the unit from the other.
 - The material list of exterior finishes has never been submitted.
 - The finished elevations of the elevator shafts and stairwells have been omitted from all design plans.
- There is inadequate protection for the Historic Resource, the Verdi Club, located immediately adjacent to the property.
- This building will likely cast shadows on Franklin Square and the developer submitted deceptive renderings to the Commission.

M. Rio



CONTACT INFORMATION FOR PARTIES

Appeal No(s): 13-111

BOARD OF APPEALS

AUG 23 2013

APPEAL # 13-111

APPELLANT(S)

Name: Mica I. Ringel

Phone Number: 415 519 7523 Fax Number: _____

Email Address: supermica@gmail.com

Mailing Address: 485 Potrero Ave #2 SF CA 94110
Street City State Zip

Names of Other Appellants: _____

Agent for Appellant

Name: 1

Phone Number: _____ Fax Number: _____

Email Address: _____

Mailing Address: _____
Street City State Zip

OTHER PARTY (PERMIT HOLDER, VARIANCE HOLDER, ETC.)

Name: Reza Khoshnevisan @ SIA Consulting Corp.

Phone Number: _____ Fax Number: _____

Email Address: reza@siaconsult.com

Mailing Address: 1256 Howard St. SF CA 94103
Street City State Zip

Names of Other Parties: _____

Agent for Other Party

Name: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

Mailing Address: _____
Street City State Zip