

**LAWRENCE B. KARP**  
CONSULTING GEOTECHNICAL ENGINEER

FOUNDATIONS, WALLS, PILES  
UNDERPINNING, TIEBACKS  
DEEP RETAINED EXCAVATIONS  
SHORING, BULKHEADS  
CEQA, EARTHWORK, SLOPES  
CAISSONS, COFFERDAMS  
COASTAL & MARINE STRUCTURES

SOIL MECHANICS, GEOLOGY  
GROUNDWATER HYDROLOGY  
CONCRETE TECHNOLOGY

November 5, 2009

City & County of San Francisco  
Department of Building Inspection  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479

Attention: Edward Sweeney  
Deputy Director Building Inspection

Subject: Bea Family Residence, 2727 Pierce Street  
Building Permit Application 2009-10-15-9068, 10/15/09  
Emergency Repair of Retaining Walls

Dear Mr. Sweeney:

This letter is to certify that the above referenced repair is absolutely necessary on an emergency basis because of current failures, incipient failure of portions of the walls, and the pending rainfall. The sole purpose and effect of the repair is to correct damage from deterioration and decay. The walls are brick wythes and only permanent repair will avoid drilling for temporary shoring at locations where repair is necessary (which would interfere with repairs), and to avoid using the residence's wood structure to support temporary shoring (which would damage the historic building and prevent use).

For the above reasons, the walls cannot be shored without demolition and damage so repairs must be effected immediately. The subject application was filed on October 15<sup>th</sup> for over-the-counter processing but the Planning Department took the application, neglected to act timely, and then misinterpreted the Planning Code for historic properties, Article 10, Section 1005(e)3, that provides the following:

"Notwithstanding the foregoing, in the following cases the Department shall process the permit application without further reference to this Article 10:

(3) When the application is for a permit to do ordinary maintenance and repairs only. For the purpose of this Article 10, 'ordinary maintenance and repairs' shall mean any work, the sole purpose and effect of which is to correct deterioration, decay or damage." (emphasis added)

Planning has denied processing asserting (without any support in the Code) that building permits for "any work" can be limited by them. They insist on lengthy delays, a "Certificate of Appropriateness", and a hearing before the Historic Preservation Commission. Obviously, repair is appropriate and its sole purpose is to correct deterioration. Issuance of the pending building permit on an emergency basis is requested.

Yours truly,



Lawrence B. Karp

