

February 2, 2026

Memo to: Members of the Board of Supervisors

From: Georgia Schuttish

Re: *Board File No. 260021 Appeal of Conditional Use at 524-526 Vallejo Street and 4 and 4a San Antonio Place*

If the Board grants this Appeal it will be undermining the Housing Element and the Rezoning approved just two months ago.

Here is the Recommendation from the Planning Department to the Planning Commission **to deny** this CUA as written on page 2 of the December 4, 2025 Executive Summary:

*San Francisco has for decades suffered from a chronic housing shortage and housing affordability crisis. **To meet this demand, the 2022 Update to the Housing Element of the General Plan calls for the creation of 82,000 new units of housing and discourages the loss of existing housing.** The Project proposes to remove two existing dwelling units from the City's housing supply. **Approval of the Project would result in a net reduction of units of available housing in an amenity-rich part of the City, further burdening the City's overall supply of housing. For these reasons, the Project is neither necessary nor desirable** for, nor compatible with the community and the neighborhood in which it is located and would conflict with the generally stated intent of the General Plan.*

The Board needs to follow the Planning Department's recommendation as it is consistent with the Board's approval of the Housing Element and the Rezoning and deny this Appeal at the hearing on February 10th.

From: [lm](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: Board File No. 260021 - 526 Vallejo
Date: Wednesday, January 28, 2026 2:17:51 PM
Attachments: [@2026-Jan-28 - Letter to The SF Board of Supervisors - Board File No. 260021.pdf](#)

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The Board of Supervisors:

I submit the attached statement regarding 526 Vallejo Street in strong support of the Planning Department staff's recommendation to deny the request for a Conditional Use Authorization to legalize the merger of multiple units into a single-family unit.

Regards,

/s/ L. Monast

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January 28, 2026

To: The San Francisco Board of Supervisors
(Board.of.Supervisors@sfgov.org)

cc: BOS.Legislation@sfgov.org

Re: 524 Vallejo, 526 Vallejo Street,
4A San Antonio Place, 4B San Antonio Place
Board File No. 260021

Dear Board of Supervisors:

I lived at 524 Vallejo, which included a parking space in the garage, from 1984 to 2013, nearly 30 years. In 2013, I was forced out by Peter I. Iskandar (“Developer”) (<https://www.tridentsf.com/peter.html>) through a buyout arrangement at an amount that was inadequate considering what I gave up as a tenant. At that time, the building housed five tenants all under rent control, two of whom were seniors.

There were four units in this building during my residency. At the time of sale in 2010, three units were occupied with a total of five tenants: two (both seniors) in 526 Vallejo, one in 524 Vallejo, and one in 4B San Antonio; 4A San Antonio was vacant.

In 2013, all tenants were asked to leave through buyouts or be subject to eviction. By September 2013, electing to avoid legal action, all tenants accepted buyouts and moved out as it seemed that contesting it would only prolong the inevitable eviction. Tenants had little choice in the matter.

From 2010 to 2013, all plans that Developer shared with the community and the building residents showed the proposed redevelopment of the building would contain four separate units. During that time Developer offered each building resident the option of buying her or his unit after redevelopment. Developer offered me my unit (524 Vallejo) for purchase at \$550,000. No units were offered for rent after the completion of the redevelopment.

Understandably, when the building was sold in 2017 I was surprised to learn that it had been converted to a single family residence. I assumed the City & County of San Francisco (“City”) had approved the building plans converting the property from a four-unit building to a single-family building. I am dumbfounded that 15 years *after* the building was sold to Developer in 2010 this issue has come to light. This suggests that either (1) Developer saw a conflict with City documentation on this property and developed the property to what was most advantageous to him; (2) Developer made fraudulent representations to City that allowed him to redevelop the property as a single-family unit, not the four-unit building it had been for decades prior and initially proposed by him; or (3) a City employee knowingly turned a blind eye to Developer’s subterfuge.

Having reviewed the floorplans of the building sold in 2017 (found at Realtor.com https://www.realtor.com/real estateandhomes-detail/524-526-Vallejo-St_San-Francisco_CA_94133_M26658-

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18418#photo0) after Developer redeveloped the property (image follows), it is clear the property was intentionally converted from a four-unit building to a single family home during redevelopment since there is only ONE KITCHEN on the property located on the third floor. There was a small bedroom and bathroom on the 1st floor behind the garage, but it does not have a kitchen.



Square footage and other information herein has been received from a variety of sources. Such information has not been verified by Bubble Real Estate # 01926718 Prospective buyers are advised to conduct their own investigation of the property and the information contained herein utilizing licensed professionals where appropriate, before purchasing this property.

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I wondered how it was possible for the Developer to eliminate four affordable rental units while obtaining all necessary permits and approvals by City Planners. I would have thought that was impossible.

I understand the homeowner's wish to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit, and they should not be penalized for the Developer's actions prior to their purchase. That said, it is important that City set an example that the demolition of badly needed affordable, rent controlled housing will not be tolerated or rewarded.

I write in strong support of Planning Department staff's recommendation to deny the request for a Conditional Use Authorization to legalize the merger of multiple units into a single-family residence.

Sincerely,

A handwritten signature in dark ink, appearing to read "L. Monast", with a stylized flourish at the end.

L. Monast