

**From:** [SchuT](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** [Angulo, Sunny \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#)  
**Subject:** Update on SB 9 Projects Board File No. 220902 November 14, 2022  
**Date:** Friday, November 11, 2022 6:28:31 PM  
**Attachments:** [SB 9 APPLICATIONS .pdf](#)

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Dear Ms. Major,  
Hope you are well.  
I have been following the SB 9 projects and attached is my list based on Public Records Request to the Planning Department and other info from the Internet, etc.  
Thank you and take care and have a Happy Holiday season.  
Sincerely,  
Georgia Schuttish

*(There is a correction to the info for the SB 9 project at 1925 23rd Avenue on page 7. It sold in 2017 for \$1.3 M, obviously not 41.3 M!)*

# **SB 9 (SB 330) PROJECT APPLICATIONS**

## **1887 47th Avenue**

Lot size: 2,062.5 square feet

25' x 82.5'

Horizontal and Vertical of existing single family home originally applied in 2021.

Second unit: 300 square feet; Larger unit: 2,047 square feet

## **64 Goettingen Street**

Lot size: 4,748 square feet

50' x 95'

Sold in 2016 for \$1.167M

Proposal seems to be currently for SFH at 3,793 square feet on half of front of lot, remodel existing house on rear of lot. *Plans for second SFH on second half not clear although there is an outstanding permit #2018-03295053 for two SFH*

## **300 Darien Way**

Lot size: 3,998 square feet

Corner lot 40' x 100'

Turning garage into 375 square feet second unit to abate outstanding Enforcement Action #2021-008168 for Tantamount to Demolition

## **4209 Kirkham Street**

Lot size: 2,495 square feet

25' x 100'

Sold 5/2020 for \$1.25 Million

Horizontal and Vertical Addition

Proposal two units: One unit: 3,016 square feet, Second Unit: 1,546 square feet

## **1101 Jarboe Avenue (at Bradford)**

Lot size: 1,750 square feet

25' x 70'

Proposing 2 units on vacant lot

Lower unit: 1,086 square feet

Upper Unit: 903 square feet

## **305 Bradford Street**

Adjacent to Jarboe: Vacant lot, same dimensions, proposing 2 units.

There are several vacant lots in the hillside above Hwy 101

Lower Unit 1,092 square feet

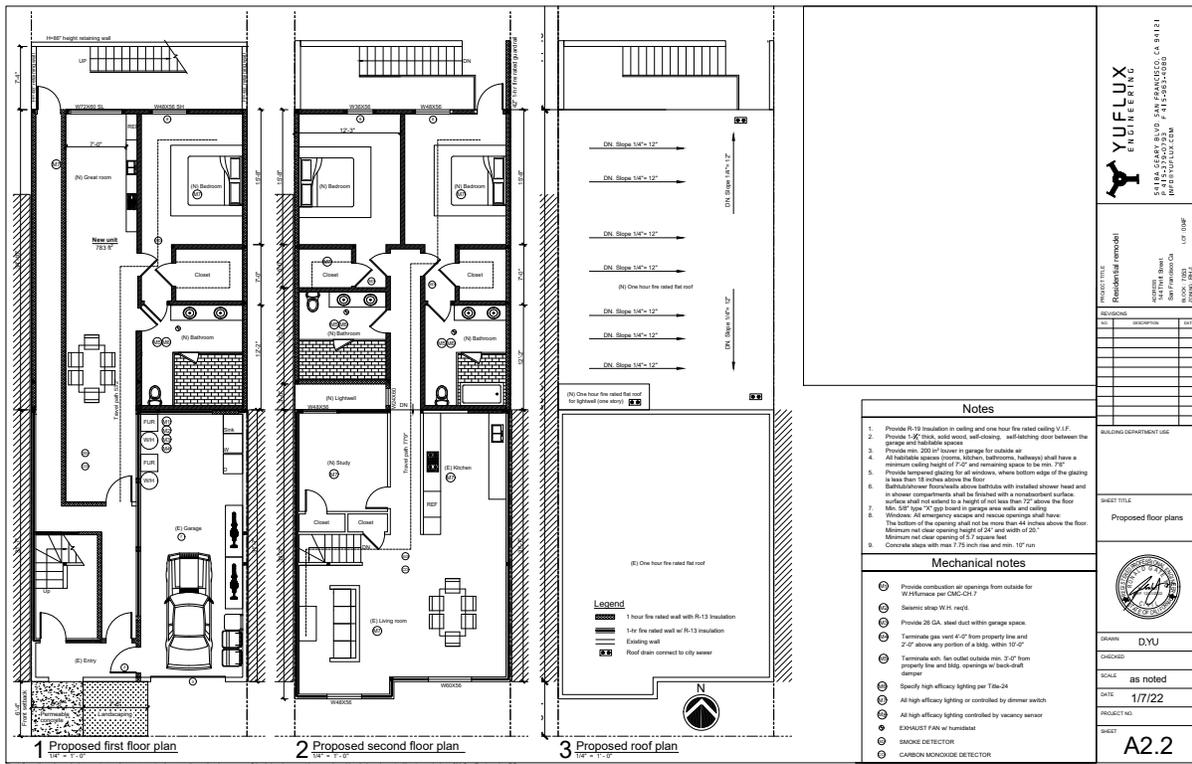
Upper Unit: 784 square feet

**144 Thrift Street**

Lot size: 3,123 square feet  
24' x 125'

Horizontal Expansion  
Sold in 2018 for \$910K

Lower Unit on garage level: 783 square feet; Upper Unit: 1,662 square feet  
See plans below. (Note 7' wide "great room")



The Project Sponsor for all the SB 9/SB 330 projects listed above, except the 300 Darien Way project to "correct" the Enforcement, is Yuflex Engineering. The two on Bernal Heights are designed by McMahon Architects, but Yuflex's name is on the applications.

One question raised to me by the Bernal Heights projects on these steep hills is the impact due to the lack of CEQA review. Regardless of that there is no longer the removal of 50 cubic yards and 20% slope as a trigger for a Geotechnical Report prior to project approval in the application for a CatEx. The trigger is now 25% slope and 5,000 cubic yards per my understanding.

**120 Seneca Avenue**

Lot Size: 3,598 square feet

30' X 120'

House: 1,200 square feet

Initial Application 7/2021 with expansion and ADU

New SB 330 Application

Expanded Unit: 2510 square feet; second unit: 1200 square feet

Last sold in 2005

**479 Naples Street**

Demolition of SFH

Lot size: 50' x 100'

Building 2 single family homes > 4000 square feet each?

Yuflux

***This SB 9 application on Naples withdrawn due to tenants occupancy***

**201 Gellert Drive** [\(PROJECT APPROVED AS OF JULY 2022\)](#)

Lot split of vacant lot

2 SFH each with ADU

Parcel A:

ADU: 607 square feet

Main unit: 3,487 square feet (5 Bedrooms)

Roof Deck with stair penthouse

Parcel B

ADU: 500 square feet

Main unit: 2,550 square feet (5 Bedrooms)

Roof Deck with stair penthouse

***All projects above from January thru mid March 2022***

***One Project Added in Late March 2022:***

**1317 Bosworth Street**

Lot Split of lot with SFH on rear of lot

Lot size: Approximately 6,000+ square feet

Build new 3,000+ square foot SFH on front of lot

Expand existing SFH

Sold June 2021 for \$2.575 Million

## ***Projects Applications under SB 9 and SB 330 in April 2022***

### **41 Ashton Avenue**

Vacant lot  
40' x 51.5'. (2,058 sq. ft.)  
Application originally files in 9/2021 for SFH  
Reapplied under SB 9 as duplex  
No plans on SFPIM  
Notation says each unit minimum of 800 sq. ft.

### **1911-1915 Quesada Avenue**

Vacant lot  
25' x 100' (2,495 sq. ft. per SFPIM)  
Proposal pending for years for two 3-story SFH  
No info, no plans  
Owned by LLC

### **949 Vienna Street**

25' x 100.423' (2,510 sq. ft. per SFPIM)  
Last sold 9/11/2019 for \$1.06 million  
Very sound, livable SFH "starter home"  
Original application to add an ADU  
Now Duplex with ADU  
Vertical and Horizontal Addition with facade alteration  
Plans show three kitchens, three full units on three levels  
Includes garage  
Yuflex project

### **4040 20th Street**

25' x 114' (2,850 sq. ft. per SFPIM)  
Garage (misc. structure)  
Duplex proposed: 3 bedroom unit plus roof deck; 2 bedroom/2 bath unit

## Projects as of Mid-July 2022

### **36 Havelock Street**

Long Lot/Lot Split

25' x 176.53

(28.39 x 189.97)

Parcel 4,578 sq. feet

Build new house on rear of split lot egress at ROW onto Raleigh Ave.

Purchased in 2015 for \$1.55 M

### **44 Everson**

Originally applied as Demolition to create 5-level house

Demo Calcs over Threshold

High-End home very solid 4 bedroom home existing 3,517 sq. feet

64' x 119' to 167'

Parcel 7,997 sq. feet

Now adding second unit on lower 2-level for total structure of 8,238 sq. feet

Monster Home?

### **814-816 Silliman**

Lot split

50' x 89'

Parcel 4,447 sq. feet

Creating two 25' wide parcels

Structure on 816 remaining to be a "remodel" of existing house

Will be 2 units at 4,395 sq. feet total

814 vacant portion will be 2 units at 4,285 sq. feet total

Both houses look identical from plans

No tenant in existing house

Sold in 2010 for \$490K

Web ad said it had in-law unit which seems possible from (E) plans and photos

### **1264 Egbert Avenue**

Corner lot

Lot split creating new home and ADU on new lot

50' x 100'

Parcel 5,000 sq. feet

Sold 8/2021 for \$850K

Ad mentions "tenants moved out"

UDU on first floor with separate entrance per Zillow ad

Received permit to relocate windows to accommodate future lot split

## Projects from Records Request as of Late August/Early September 2022

### **2450 Green Street (actually includes 2446 and 2448 Green Street)**

Lot Split of three existing addresses

25' x 155'

Split creates:

Parcel A +/- 2,116 sq. feet

Parcel B +/- 1,759 sq. Feet

*"The lot split requires use of SB-9 because upon being split, neither lot will meet the minimum lot size required under the Planning Code".*

This is per the SB 9 application

### **1528 Hudson Avenue**

Vacant lot per SFPIM

Sold for \$450 K in 10/2019

25' x 100' (Lot size: 2,495 sq. feet)

New Construction of 2 units under SB 9

Three Floors over basement

Unit 1 is 1,478 sq. feet

Unit 2 is 2,326 sq. feet

SIA project

### **317 Bradford Street**

1,875 sq. feet lot size

Yuflex Property (Jarboe and Bradford LLC)

Lot on Hill sold for \$277K in 2018

Project to be built on hill below the street

Filed for 2 units and ADU in 2019

Currently no ADU under SB 9 application or visible on plans?

SB 9 application calls it: "Duplex"

### **1121 Key Avenue**

5,000 sq. feet lot 50' x 100'

Demolish existing SFH

Sold 1/5/2022 for \$750K

Split lot and two 4-story over underground basement 2 unit buildings  
(published on "SF YIMBY" prior to Records Request)

**FURTHER UPDATE FROM OCTOBER 4, 2022 (ADDED TO LIST NOV 2022 )**

**309 Bradford Street**

Vacant Lot 1,875 sq. feet

25' x 70'

Sold in 2018 for \$277K

Yuflux Property

Lot #30 (five lots in series)

2 Three-Level Units proposed (1,110 sq. ft. and 818 sq. ft.)

**270 Lansdale Avenue**

Sold 3/12/202 for \$1.96 M

1,700 sq. ft. Home on lot

Parcel Size + 11,735 sq. ft.

Approx. 53' x 144'

Want to split lot and build another single family home

**3305 Jennings Avenue**

50' x 50' Lot

Subdivide lot for Two lots: Lot A and Lot B

With Two 2-bedroom units

3 stories each

(ADU in one building per original SFPIM notation?)

**1925 23rd Avenue**

4,504 sq. ft.

Split lot (but first merge them unusual shape lot on interior)

Front Lot + 2,884 sq. ft. with existing single family home to remain

Sold in 12/2020 for \$1.38 M "as part of multi sale property"

Sold in 2017 for 41.3 M

(May have been a rental)

**32 Byxbee**

Demolition?

Denied/Ineligible under SB 9?