



EXISTING



PROPOSED



SUBJECT
PROPERTY

EAST STREET ELEVATION - 200 BLOCK OF TEXAS STREET

On Sep 1, 2020, at 5:59 PM, Hannah Suvalko <hsuvalko@gmail.com> wrote:

Hey Joanne,

Hope you are well, have been thinking of you and the family in these tough times.

Just reaching out to you to chat about our future here at 249 Texas. You probably won't be aware however, during COVID-19 Matts role has been considerably reduced for the foreseeable future. I will be continuing to work from home which has been confirmed until at least mid next year.

Therefore, we would like to discuss the potential of an early termination of the lease, if this is at all possible? As I'm sure you can understand these are very different times from when we signed the lease back in February, we are conscious it's a stressful time and don't want to add any further stress to you guys but we also need to make a financial change.

Our thought process is to find something more affordable and potentially outside of the city.

It would be great to have an open chat regarding our options, happy to call you or even meet for a (Socially distanced) coffee :)

On Sat, Oct 3, 2020 at 7:52 AM Hannah Suvalko <hsuvalko@gmail.com> wrote:

Hey Joanne,

Yay! That's really good news to wake up to. Great stuff! I'm happy this has worked out for everyone. I can pay the \$1200 and transfer that over.

Right now we are aiming to move out November 1st also, it may be earlier but I'm going to sell a lot of the furniture we have to do some decluttering :)

Out of interest which tenants did you go for? They were all great (from meeting with them).

Again, very happy that this has come to fruition. What a way to start the weekend.

Chat soon Hannah

--
Hannah Suvalko
San Francisco
+1 530 407 2822

On Fri, Oct 2, 2020 at 9:36 PM Joanne Siu <jsiusf@gmail.com> wrote:

Hi Matt and Hannah,

I hope you are well. I have some good news to share.

We just entered into a one-year lease with new tenants for 249 Texas Street for \$3,500, effective November 1st.

Based on the remainder of your lease (4 months from November to February) and the modified monthly rent of \$3,800, the difference of your lease term at the \$300 rental difference total \$1,200. If you'd like, we could deduct this from your security deposit when we do a final review and settlement at your move out date.

Hannah mentioned that you were planning to move out the wkd of October 17/18th. Are you still planning to move out that weekend? Let's chat next week sometime.

Have a great weekend. Joanne

SF PIM | Property Information Manager

sfplanninggis.org/pim/

San Francisco Property Information Manager

Assessor's Report

Parcel: 4001017A
Address: 249 TEXAS ST

Assessed Values		Construction Type	
Land	51,154,235.00	Use Type	Wood or steel frame Dwelling
Structure	5494,672.00	Units	1
Fixtures	-	Stories	1
Personal Property	-	Rooms	4
Last Sale	3/29/2019	Bedrooms	3
Last Sale Price	\$1,600,000.00	Bathrooms	2
Year Built	1910	Basement	-
Building Area	1,146 sq ft	Parcel Shape	Rectangular
Parcel Area	2,500 sq ft	Parcel Depth	-
Parcel Frontage	-		

Please send questions about this report to the [Office of the Assessor-Recorder](#).

Close

City Properties: None

Recommended Plants: Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at [SF Plant Finder](#).

Official Maps:
[Assessor's Block Map](#)
[Block Map 2009](#)
[Block Book Maps 1980](#)
[Block Book Maps 1960-65](#)
[Block Book Maps 1946](#)
[Block Book Maps 1925](#)

Supervisor Districts
Census Tracts
Transportation Analysis Zones
Year Built

56°F Sunny 4:20 PM 10/17/2021

Assessor's Records list it as a one-unit residence

City and County of San Francisco
Department of Building Inspection



London N. Breed, Mayor
Tom C. Hui, S.E., C.B.O., Director

Report of Residential Building Record (3R)
(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall

the City bear any liability not otherwise imposed by law

Address of Building **249 TEXAS ST**

Other Addresses

Resolved pages 1-3
DocuSigned by:
Kerry Ruspino /2019
E9903E44C8E9466... Date
DocuSigned by:
Donna Lok Hungy Liu
7F3A37B13660428... Date

Block **4001**

Lot **017A**

1. A. Present authorized Occupancy or use: **ONE FAMILY DWELLING**
- B. Is this building classified as a residential condominium? Yes No
- C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No
2. Zoning district in which located: RH-2 3. Building Code Occupancy Classification: R-3
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No
If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**

5. Building Construction Date (Completed Date): UNKNOWN
6. Original Occupancy or Use: UNKNOWN
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
25048	25048	Aug 12, 1909	UNDERPINNING & FOUNDATION	N
138233	125424	Jul 26, 1951	MOVE BUILDING FROM 2225 22ND STREET TO 249 TEXAS ST. NEW PLUMBING & ELECTRICAL WORK - CFC 1FD	C
332611	296890	Jul 22, 1966	INSTALL 5 ALUMINUM WINDOWS	X
397613	356179	Jun 02, 1971	INSTALL 4 ALUMINUM WINDOWS IN FRONT OF BUILDING	C
9926827	897791	Dec 22, 1999	REMODEL BATHROOM ON FIRST FLOOR. NO STRUCTURAL OR WALL CHANGES	X
200205206944	966921	May 20, 2002	OBTAIN FINAL INSPECTION FOR APPLICATION #9926827	X
200906019424	1186345	Jun 01, 2009	REROOFING	C
201104194348	1235975	Apr 19, 2011	TO OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER APPLICATION 200205206944 ALL WORK IS COMPLETE.	I

8. A. Is there an active Franchise Tax Board Referral on file? Yes No
B. Is this property currently under abatement proceedings for code violations? Yes No
9. Number of residential structures on property? 1 No
10. A. Has an energy inspection been completed? Yes No B. If yes, has a proof of compliance been issued? Yes No
11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes No
B. If yes, has the required upgrade work been completed? Yes No

**3R/DBI
Records
list it as a
one-unit
residence**

249 Texas St, San Francisco, CA 94107-2428, San Francisco County



2	846	2,500	\$100,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
1	1910	SFR	08/04/2006
Baths	Yr Built	Type	MLS Sale Date

Received pages 1-3
 DocuSigned by:
Kenny Ruspino 2/1/2019
 E9903E44C8E9466...
 Sign Date

DocuSigned by:
Donna Lopez 3/14/2019
 7F3A37B136B0428...
 Sign Date

Owner Information

Owner Name:	Valencia Ernesto B Living Trust	DocuSigned by: <i>Ernesto Valencia</i>	94107
Tax Billing Address:	249 Texas St	3FA9F9249F294A1	2428
Tax Billing City & State:	San Francisco, CA	DocuSigned by: <i>Nancy Abraham</i> 19	Yes

Location Information

School District:	San Francisco	Subdivision:	Potrero Nuevo Bl 280
Census Tract:	227.02	Zoning:	RH2
Carrier Route:	C010		

Tax Information

Tax ID:	4001-017A	% Improved:	35%
Block:	4001	Tax Area:	1000
Lot:	17a		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$498,925	\$489,148	\$479,562
Assessed Value - Land	\$323,845	\$317,498	\$311,275
Assessed Value - Improved	\$175,080	\$171,650	\$168,287
YOY Assessed Change (%)	2%	2%	
YOY Assessed Change (\$)	\$9,777	\$9,586	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$8,628		
2016	\$10,416	\$1,788	20.72%
2017	\$9,655	-\$761	-7.3%

Characteristics

Lot Area:	2,500	Stories:	1
Lot Acres:	0.0574	No. Parking Spaces:	MLS: 1
Lot Frontage:	25	Bedrooms:	MLS: 2
Lot Depth:	100	Total Baths:	1
Lot Shape:	Regular	Full Baths:	1
Building Sq Ft:	846	Total Rooms:	4
Land Use - CoreLogic:	SFR	Construction:	Wood
Land Use - County:	1 Dwelling Unit	Total Units:	1
Year Built:	1910		

Listing Information

MLS Listing Number:	303390	Closing Date:	08/04/2006
MLS Status:	Sold	Closing Price:	\$100,000
MLS Status Change Date:	08/06/2006	MLS List. Agent Name:	803319-Andrew De Vries
MLS Listing Date:	02/10/2006	MLS List. Broker Name:	BERKSHIRE HATHAWAY-FRANCISCAN

Seller's documents list it as a one-unit residence

Courtesy of Carlos Rivas, San Francisco Association of Realtors

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 10/16/2018
 Page 1 of 3



On Feb 24, 2021, at 6:48 PM, Joanne Siu <jsiusf@gmail.com> wrote:

Matt and Sasha,

Kerry and I appreciate you taking time over the past few weeks to meet with John to clarify your concerns. John prepared the sun and shade analysis to help assess the effect of our proposed home during different times of the day and the year. We trust the study and those discussions have been helpful.

Given the topography of the sites and the relationship between our two houses, we understand there may be some effect on direct sunlight into some of your skylights from our proposed home. We understand that you are considering ways to address that within your home through the potential addition of new skylights. To help address this, we would like to offer a one-time payment of \$20,000 as a contribution toward your efforts to address any potential effects. In exchange, we would ask for you to submit a written letter of non-opposition to the Planning Commission far enough in advance of the March 4th Conditional Use Hearing for the opposition to be withdrawn/redacted from the Planning Commission records.

We would appreciate your consideration of this offer and letting us know if it is acceptable to you. If it is acceptable, we would be pleased to draft a simple agreement and provide a draft letter of non-opposition for submission to the Planning Commission. Thank you.

Regards, Joanne & Kerry

From: Sasha M. Gala <sashagala@yahoo.com>

Sent: Saturday, February 27, 2021 12:31 PM

To: Matthew Boden <matthew.t.boden@gmail.com>; Joanne Siu <jsiusf@gmail.com>

Cc: Shapiro, Kerry <KS4@JMBM.com>

Subject: Re: 249 Texas Street - proposal for consideration

Hi Joanne and Kerry,

We refuse your offer. Your offer to mitigate harm to us by making it contingent on the actions of other parties does not feel like a gesture of goodwill, nor a negotiation in good faith. We cannot control the decisions of the Planning Commission, the Building department and the neighborhood. Your offer puts us in an impossible position where any possible thing that goes sideways with your project can be blamed on us and be used to rescind. Further, there are other invested neighbors who have been engaged since day one. Regardless, it is clear to all that it is our home that possesses the strongest case to oppose your building, not the other neighbors.

We will lower our original amount to \$30k, if you drop contingencies #7 and #8, we would be willing to sign your contract, immediately email a letter (in your presence) to the planning commission secretary but this would take place after a cashier's check is immediately deposited to our bank. We could meet at the bank, you could wire, or you could send someone who represents you to facilitate the transaction. In return, we promise to sever any collaboration immediately with neighbors to prep for the hearing, appeals, etc and we will not speak at the hearing, or any hearing thereafter, nor we will encourage opposition. In fact, we believe that the majority of people on our block will soften knowing that you had tried to make things right with us, but again we cannot guarantee others actions and be contractually bound by them. Anyways, you are both lawyers. Obviously, we would never be so foolish to violate our agreement with you, as we understand the repercussions, nor we would be so unethical.