

Conditional Use Authorization Appeal

524 VALLEJO STREET

Xinyu Liang


Principal Planner | San Francisco Planning | April 7, 2026

Project Summary

- Originally Permitted: 4 dwelling units
- Existing as built: 1 dwelling unit (3,780 sf, 3 bedrooms)
- Proposed: 1 regular unit (3,166 sf, 4 bedrooms) + 1 ADU (440 sf studio)

- Planning Commission CUA for residential merger:
- 3 to 3 tie vote - **de facto denial** under §306.4(d)(2)

Approved and issued BPA 201102049686 plans showing four units.

 City and County of San Francisco
Department of Building Inspection
CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 524 - 526 Vallejo St 0132/009
(number) (street) (block and lot)

Permit Application No: 201102049686 Type of Construction: 5 Stories: 4 Dwelling Units: 4

Basements: 0 Occupancy Classification: R-2 No. of Guestrooms: 0 with cooking facilities: 0

Description of Construction: Material Reconfiguration of Ground 1st
2nd Expand 3rd Floor. Replace all
window. Legalize 2 existing unit to reflect
4 total.

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109A of the *San Francisco Building Code*.

Any change in the use or occupancy of these premises—or any change to the building or premises—could cause the property to be in violation of the *Municipal Codes* of the City and County of San Francisco and, thereby, would invalidate this *Certificate of Final Completion and Occupancy*. A copy of this *Certificate* shall be maintained on the premises and shall be available at all times. Another copy of this *Certificate* should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the *Municipal Codes* of the City and County of San Francisco.

This certificate issued on: 5/6/16

by: [Signature]
(Signature) Building Inspector

Tom C. Hui
Tom C. Hui, S.E., C.B.O., Director

[Signature]
Printed Name

Copies: White (original to microfilm); Blue (to property owner); Yellow (to Building Inspector); Pink (to Housing Inspector)

9003-M-36 (Rev. 1/15)

Enclosed stairwell and second means of egress

Photos from the March 7, 2022 Planning Department Site Visit



Main staircase




Enclosed secondary staircase
(second means of egress)

Assessor-Recorder data



CITY & COUNTY OF SAN FRANCISCO
OFFICE OF THE ASSESSOR-RECORDER

- Home
- Business Personal Property ▾
- Real Property ▾
- Customer Service ▾
- Additio

 **Property**
0132 009 @ 524-526 VALLEJO ST SAN FRANCISCO, CA 94133-4008

Record Type	Real Property Use	Real Property Type	Real Property Subtype
Real Property	Residential	Multi Family Residence	Apartment

- Property Details
- Characteristics
- Current Assessed Value
- Assessment History
- File Exemptions
- File Exclusions
- Other Filings

Building Characteristics

Gross Building Area	3,713	Residential Units	4
Net Rentable Area		Retail Units	0
Number of Stories	3	Retail Area	0
Year Built	1907	Office Units	
Construction Type	Wood or Steel Frame	Office Area	
Total Bathrooms	6	Parking Type	Attached Garage
Parking Spaces	2		

Former tenant's written statements

From: John Grant <jpgrant@hotmail.com>
Sent: Saturday, November 29, 2025 5:55 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; So, Lydia (CPC) <lydia.so@sfgov.org>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>
Subject: Planning Commission Request

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

November 28, 2025

San Francisco Planning Commission
San Francisco, CA

Dear President So and Commissioners:

Re: 524-526 Vallejo Street & 4A, 4B San Antonio Place
Case No. 2024-011561CUA

Dear President So and Commissioners:

As a former displaced resident of 4B San Antonio Place, 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.

I lived in my unit for 17 years before being forced out in 2013. I can attest to the fact that there were four (4) separate units that housed 4 families, all of whom were forced to vacate or be evicted. The new buyer lied to the Planning Department and claimed that there were only three units even though there were actually four units. I would still be living in that affordable rent-controlled apartment in the great neighborhood of North Beach that was my home, but instead I have been forced out of the Bay Area.

It is important that you set an example that the demolition of badly needed affordable, rent-controlled housing will not be tolerated or rewarded.

Sincerely,

John Grant

cc: Jonas Ionan, Planning Commission Secretary
Vincent Page, Planner

From: Im <lmonast@gmail.com>
Sent: Sunday, November 30, 2025 6:03 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; So, Lydia (CPC) <lydia.so@sfgov.org>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>
Subject: Record No.: 2024-011561CUA - Public Comment on 524-526 Vallejo Street & 4-4A San Antonio Place

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President So and Commissioners:

I submit the attached statement regarding 524-526 Vallejo Street & 4A-4B San Antonio Place 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 unit.

The *San Francisco Planning Commission's Executive Summary Conditional Use Authorization* on this property is sorely lacking in its discussion of the building's rental history and the buyouts that occurred in 2013.

Feel free to contact me if you require additional information on this building's long-term history.

Regards,

Lawrence (Larry) Monast
Tele.: (360) 833-3016
1710 NW 23rd Ave.
Battle Ground, WA 98604-4399
LMonast@gmail.com

Summary

- Net loss of 2 rent-controlled units
- Conflicts with Housing Element
- Risk of precedent for unauthorized mergers
- Department recommends that the Board uphold the Commission's de facto denial and deny the appeal

Appendix

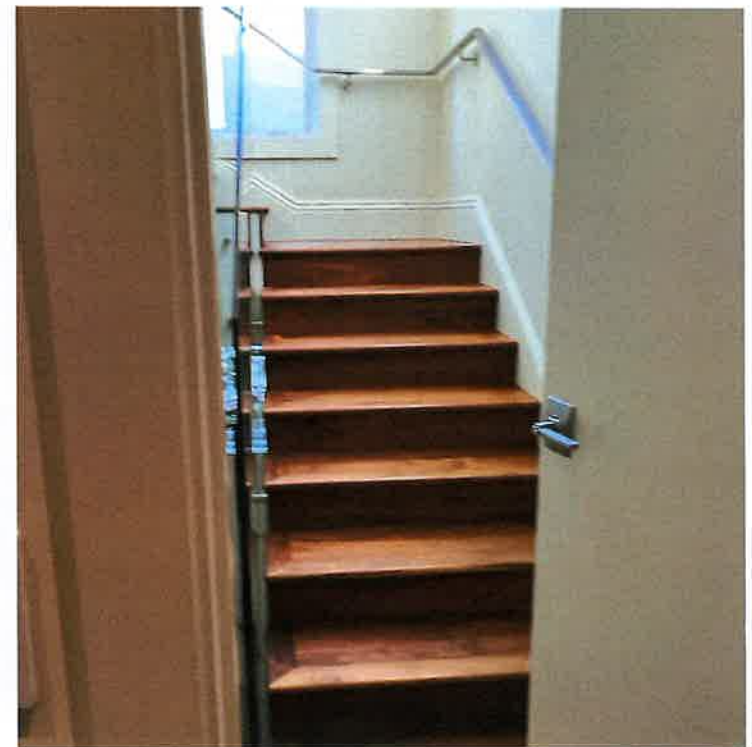
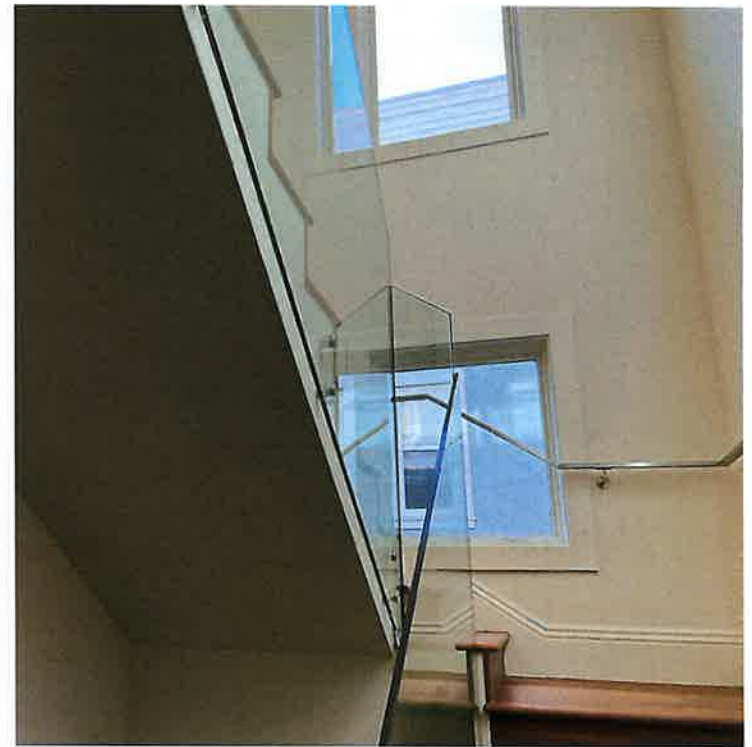
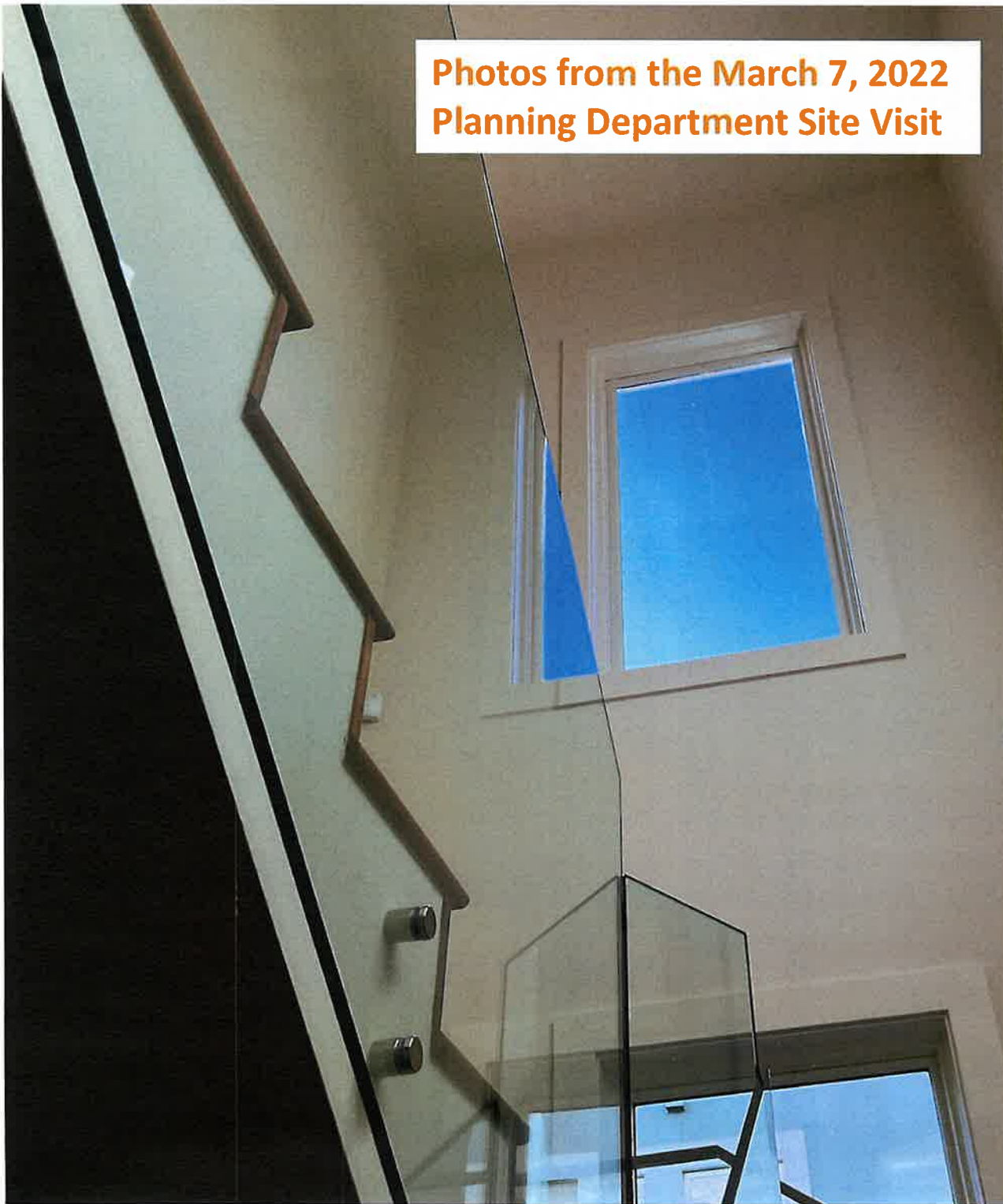
- BPA 201102049686 plans - approved and issued
- BPA 202305198198 (protected plans per SB 1214)
- March 2022 Planning Department site visit photos

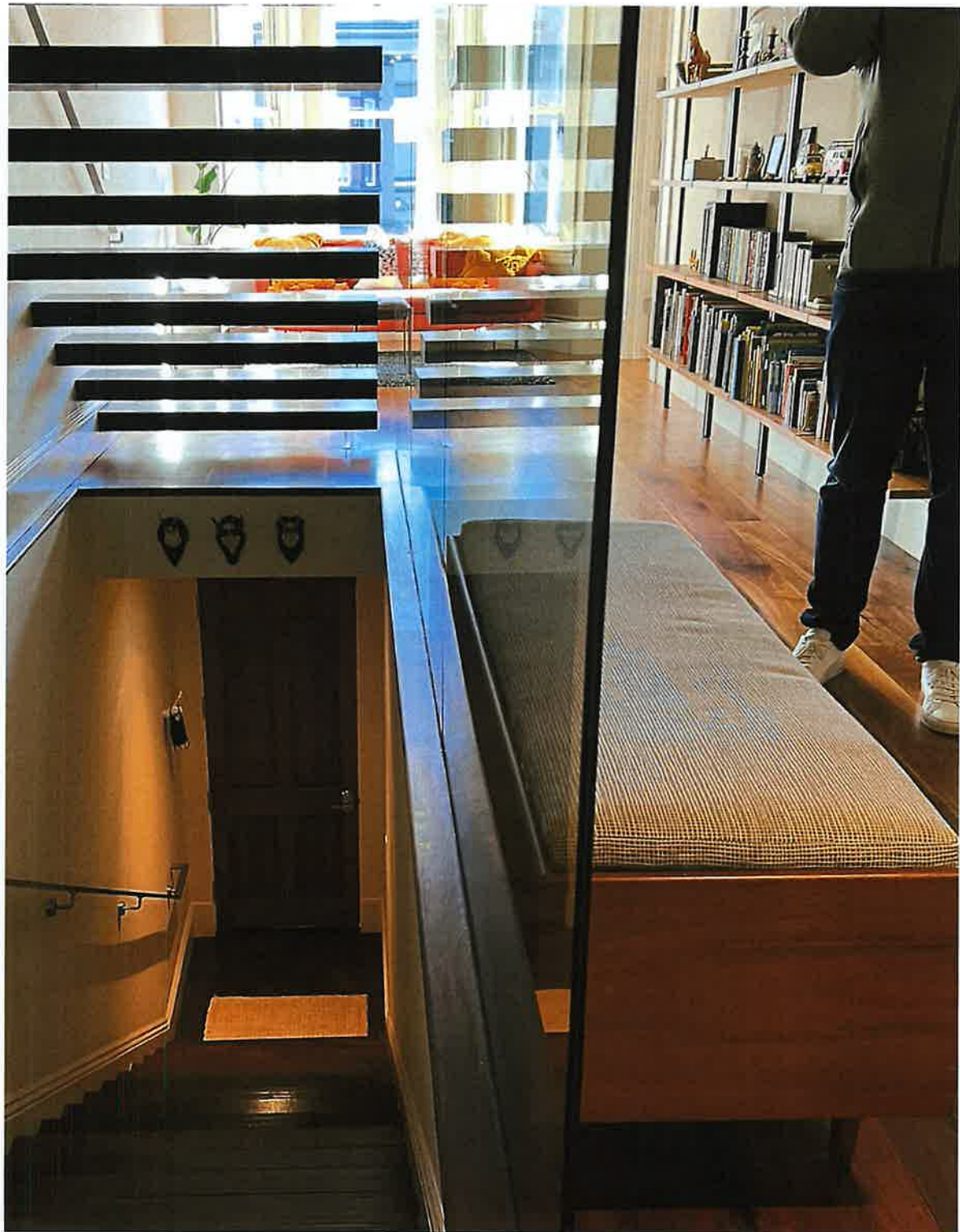
BPA 201102049686

Credit: DBI PaperVision / Not for public distribution.

<u>BUILDING AREAS</u>			
	EXISTING	ADDITION	PROPOSED
UNIT #524 (1ST FLR)	757 S.F.	(-) 123 S.F.	634 S.F.
UNIT #526 (2ND FLR)	824 S.F.	412 S.F.	1236 S.F.
UNIT #526 (3RD FLR)	0 S.F.	268 S.F.	268 S.F.
UNIT #4	437 S.F.	(-) 37 S.F.	• 400 S.F.
UNIT #4A	437 S.F.	(-) 84 S.F.	353 S.F.
GARAGE	712 S.F.	35 S.F.	747 S.F.
STORAGE	415 S.F.	(-) 415 S.F.	0 S.F.
PENTHOUSE	117 S.F.	(-) 117 S.F.	0 S.F.
FLOOR AREA TOTAL: 634 S.F. (#524); 1504 S.F. (#526); 400 S.F. (#4); 353 S.F. (#4A)			

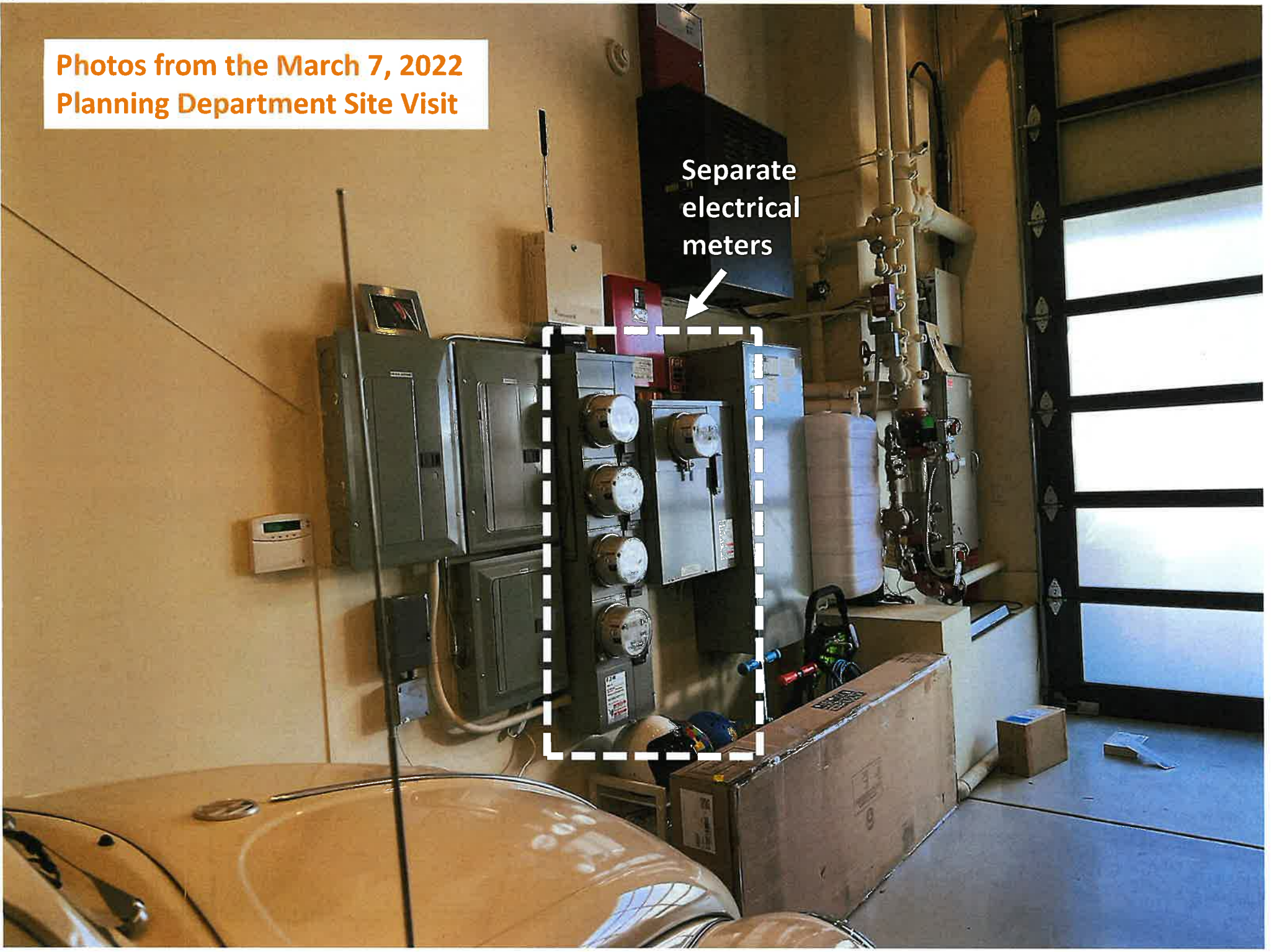
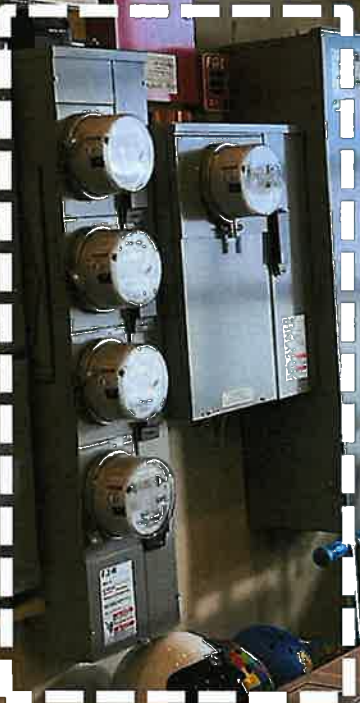
Photos from the March 7, 2022
Planning Department Site Visit





Photos from the March 7, 2022
Planning Department Site Visit

Separate
electrical
meters





Planning staff (Kelly Wong and Vincent Page) conducted the site visit

