

**From:** [Kim McKeown](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sauter.staff@sfgov.org](mailto:Sauter.staff@sfgov.org)  
**Subject:** 31. 260021 [Hearing - Appeal of Conditional Use Authorization De Facto Denial - 524-526 Vallejo Street and 4-4a San Antonio Place]  
**Date:** Tuesday, April 7, 2026 9:55:12 AM

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

Dear Members of the Board of Supervisors,

I am writing to express my strong opposition to the request to legalize the conversion of 524 Vallejo Street from a four-unit apartment building into a single-family home.

San Francisco is in the midst of a severe housing crisis, particularly when it comes to rent-controlled housing. Allowing the retroactive legalization of the removal of four rental units would set a deeply troubling precedent. The city has long maintained protections intended to preserve rent-controlled housing and prevent the loss of multi-unit buildings. Overturning the Planning Department and Planning Commission's findings in this case would undermine those protections and signal that developers and speculators can circumvent housing laws with minimal consequences.

The public record is clear that this property has long been permitted and recognized as a four-unit apartment building. City records, assessor data, and the property's listing at the time of purchase all identified it as a four-unit building. The current owners knowingly purchased the property with that designation and with full awareness of the city's regulations governing rental housing.

Allowing the illegal merger of four units into a luxury single-family home to stand would encourage similar actions across the city. San Francisco has more than 23,000 buildings containing two to four units. If property owners believe they can profit by eliminating rental units and later seek retroactive approval, many more tenants and rent-controlled homes will be put at risk.

The issue before you is not simply about one family's home. It is about whether the City will uphold its laws protecting rental housing and tenants, or whether it will create a loophole that rewards the removal of much-needed housing.

For these reasons, I strongly urge the Board of Supervisors to uphold the Planning Department and Planning Commission's decision and require that 524 Vallejo Street be restored to its lawful use as a four-unit building.

Thank you for your time and consideration.

Sincerely,  
Kimberly McKeown  
District 3  
527A Union Street

San Francisco, CA 94133  
234-201-2400

**From:** [Lisa Awbrey](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Agenda item 31. 260021 Hearing- Appeal of conditional Use Authorization De Facto Denial for Conversion of 524-526 Vallejo Street  
**Date:** Tuesday, April 7, 2026 9:36:11 AM

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

Dear President Mandelman and Board of Supervisors:

I write as an engaged San Francisco voter, community member and renter. Please reject the above referenced appeal.

Removing four units of existing affordable housing in order to create a single family mansion negates the city's stated agenda of focusing on development of increased family housing; not only that, but it sets a terrible example for real estate investors and developers. The well documented history of the property is deeply disturbing in that the eviction of seniors and long-term rent controlled tenants occurred.

Overturing the Planning Commission's denial and ruling would open the floodgates on even more real estate speculation of existing affordable and rent controlled housing stock, at a time when evictions are spiking once again.

Please do the right thing and oppose the appeal.

Very truly yours,  
Lisa Awbrey

**From:** [RL](#)  
**To:** [ChanStaff \(BOS\)](#); [SherrillStaff](#); [SauterStaff](#); [WongStaff \(BOS\)](#); [MahmoodStaff](#); [DorseyStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [FielderStaff](#); [Waltonstaff \(BOS\)](#); [ChenStaff](#); [Board of Supervisors \(BOS\)](#)  
**Subject:** DENY & OPPOSE: File No. 260021 APPEAL 524-526 VALLEJO STREET AND 4-4 SAN ANTONIO PLACE  
**Date:** Tuesday, April 7, 2026 8:58:32 AM

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

To the BOS:

VEHEMENTLY OPPOSE this project!

I also VEHEMENTLY OPPOSE to ANY project in San Francisco that is like this.

Regards,  
Renee Lazear

**From:** [Jill Bittner](#)  
**To:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [SauterStaff](#); [MahmoodStaff](#); [MelgarStaff \(BOS\)](#); [FielderStaff](#); [ChenStaff](#); [SherrillStaff](#); [WongStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Waltonstaff \(BOS\)](#)  
**Subject:** 04/07/26 - Item 31. 260021 [Hearing - Appeal of Conditional Use Authorization De Facto Denial - 524-526 Vallejo Street and 4-4A San Antonio Place]  
**Date:** Tuesday, April 7, 2026 3:08:26 AM

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Item 31. 260021 [Hearing - Appeal of Conditional Use Authorization De Facto Denial - 524-526 Vallejo Street and 4-4A San Antonio Place]

Opposing approval of allowing this development:

One of these statements is true: when this plan came through, either someone in the planning department was asleep or they were paid off *with* the hope this project would slide under the radar. Either way, the planning department official(s) who allowed this egregious malfeasance to go through do not deserve their place in office. The fact this project is even being considered is inexcusable. The other truth is that Danny Sauter is a festering sore actively wounding North Beach and the wounds he is inflicting will have a legacy of destruction for the entire City. Sauter doesn't care about North Beach. He doesn't care about housing. He only cares about real estate, biting at the coat tails of Weiner and lining his pockets and the pockets of his developer buddies. *IF* the development for these wealthy, unscrupulous, unconscious, affordable-home-destroying arrogants is approved and allowed to proceed for any reason, even the most ridiculous lie-of-oversight ("*whoops, we didn't know we couldn't do that*"), you are setting a very dangerous precedent. And it would give Sauter exactly what he wants—to tear down all restrictions for development in SF because that's his goal. That's the end game for his developer friends and that's what Weiner's greedy pockets also want him to do. And just to remind you, we'll all know what side you sit on next election. If you approve this project, you will be a large cause of the ruin of our beloved San Francisco. And shame will be your middle names.

**From:** [blandina farley](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Subject RE: 31. 260021 Hearing Appeal of Conditional Use Authorization De Facto Denial- 524-526 Vallejo Street and 4-4A San Antonio Place, San Francisco  
**Date:** Monday, April 6, 2026 10:32:54 PM

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

Subject RE: 31. 260021 Hearing Appeal of Conditional Use Authorization De Facto Denial- 524-526 Vallejo Street and 4-4A San Antonio Place, San Francisco

Opposition to Conversion of Rent-Controlled Units on 524 – 526 Vallejo Street & 4-4A San Antonio Place into a single-family residence

Dear Members of the Board of Supervisors,

I am a long time resident of North Beach, San Francisco and I am writing to express my deep concern and opposition to the proposed conversion of four rent-controlled apartments at 524 - 526 Vallejo Street into a Mansion for a wealthy couple.

I recently sat in City Hall listening to discussions about the urgent need to preserve and expand affordable housing in San Francisco. To hear those commitments, and then witness support for a project that eliminates four rent-controlled homes in North Beach, one of the most densely populated neighborhoods in the City, is disheartening and hypocritical.

This decision reminds me of a troubling past, when evictions and conversions displaced hardworking residents in favor of higher-profit developments. I believed San Francisco had learned from those mistakes and had chosen a more equitable path forward. Approving this project suggests otherwise.

Rent-controlled units are not just housing, they are stability, community, and lifelines for residents who contribute to the cultural and economic Life of our City. To remove them for the benefit of a wealthy couple's 'Dream House' sends an obvious message about whose interests are being prioritized by City Hall and our District 3 Supervisor ,

I urge you to not support this conversion and to stand firmly by the principles of protecting affordable housing for the families and people who rely on it.

Sincerely

Blandina Farley,

1432 Stockton St, SF, CA, 94133

**From:** [blandina farley](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sauter.staff@sfgov.org](mailto:Sauter.staff@sfgov.org)  
**Subject:** RE: 31. 260021 Hearing Appeal of Conditional Use Authorization De facto Denial- 524-526 Vallejo Street and 4-4A San Antonio Place San Francisco  
**Date:** Monday, April 6, 2026 10:23:13 PM

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

Subject RE: 31. 260021 Hearing Appeal of Conditional Use Authorization De Facto Denial- 524-526 Vallejo Street and 4-4A San Antonio Place, I just San Francisco

Opposition to Conversion of Rent-Controlled Units on 524 – 526 Vallejo Street & 4-4A San Antonio Place into a single-family residence

Dear Members of the Board of Supervisors,

I am a long time resident of North Beach, San Francisco and I am writing to express my deep concern and opposition to the proposed conversion of four rent-controlled apartments at 524 - 526 Vallejo Street into a Mansion for a wealthy couple.

I recently sat in City Hall listening to discussions about the urgent need to preserve and expand affordable housing in San Francisco. To hear those commitments, and then witness support for a project that eliminates four rent-controlled homes in North Beach, one of the most densely populated neighborhoods in the City , hoping his mother is OK doing well Times that is why he's there now is disheartening and hypocritical.

This decision echoes a troubling past, when evictions and conversions displaced hardworking residents in favor of higher-profit developments. I believed San Francisco had learned from those mistakes and had chosen a more equitable path forward. Approving this project suggests otherwise.

Rent-controlled units are not just housing, they are stability, community, and lifelines for residents who contribute to the cultural and economic Life of our city. To remove them for the benefit of a wealthy couple's 'Dream House' sends an obvious message about whose interests are being prioritized by City Hall and our District 3 Supervisor ,

I urge you to not support this conversion and to stand firmly by the principles

of protecting affordable housing for the families and people who rely on it.

Sincerely,

Blandina Farley, 1432 Stockton St, SF 94133

**From:** [Nadya Williams](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Cc:** [Sauter, Danny \(BOS\)](#)  
**Subject:** The Vallejo Street Mansion belongs in Pacific Heights!  
**Date:** Monday, April 6, 2026 9:03:21 PM

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

At least Four Rent Control Units will be obliterated at 524-526 Vallejo Street, plus 4-4A San Antonio Place by One wealth couple.

I am referring to item number 31.260021 on the Planning Board's agenda tomorrow.

No wonder "our" supervisor Sauter does not want North Beach to be an Historic District! This conversion, I understand, is fraught with past maneuvers to dodge established regulations. Now the owners want to present this as a "fait accompli."

Only lots of money influence can dominate the rights of regular people.

Nadya Williams  
1436 Grant Avenue Apt. 10  
A Rent Control Building  
33 Year Resident  
(415) 845-9492  
NadyaNomad@gmail.com

**From:** [Kathy Howard](#)  
**To:** [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#); [SherrillStaff](#); [SauterStaff](#); [WongStaff \(BOS\)](#); [MahmoodStaff](#); [DorseyStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [FielderStaff](#); [Waltonstaff \(BOS\)](#); [ChenStaff](#)  
**Subject:** Please DENY: Iitem 31. File 260021 APPEAL 524-526 VALLEJO STREET AND 4-4 SAN ANTONIO PLACE  
**Date:** Monday, April 6, 2026 8:43:28 PM

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Dear Supervisors,

I support the *denial* of a Conditional Use Authorization for this property. How can San Francisco implement a 'Family' Zoning Plan that is supposed to provide more housing and then turn around to allow someone to willfully destroy existing housing?

The Planning Department made the right decision in the first place.

Thank you.  
Katherine Howard  
Outer Sunset

**From:** [lgpetty](#)  
**To:** [Board of Supervisors \(BOS\)](#); [BOS-Legislative Aides](#)  
**Subject:** Affordable Rent-Controlled Units Illegally Became a Mega-Mansion. Don't Reward Participants. Stop a Wave of Merger Attacks on Rent-Controlled Housing. File 260021. 524-26 Vallejo St & 4-4A San Antonio Pl.  
**Date:** Monday, April 6, 2026 6:35:54 PM

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## RE: 524-26 Vallejo St. & 4-4A San Antonio Place Appeal

Dear Supervisors,

I urge you to deny this appeal of a Planning Dept. Staff Recommendation and Planning Commission decision to withhold CUA sanction of a mega mansion created from the illegal merger (and permanent loss) of affordable rent-controlled units.

I believe it is the job of each Supervisor to uphold our policies and goals, CUA laws, and our values and intentions as expressed in the General Plan to support affordable housing creation (82,000 units) and preservation of existing affordable housing, the majority of which is our stock of rent-controlled units.

Further, it is clearly the will of the people of San Francisco not to reward lawbreakers; not to provide forgiveness or permission to those who would flout laws to put short term gain over the city's long-term health, diversity, and stability.

If you approve this appeal, you will be sending a message to speculators and investors worldwide that San Francisco is a lawless place...ripe for reaping huge unearned illegal residential real estate profits. And in the process enable the conversion of our City into a playground for the wealthy –a place where only the wealthy will belong. If you side with the speculators, you will be sending a message that only the rich are welcome in San Francisco. Haven't we had enough of this from the White House?

In this case at 524 Vallejo et al, a speculative developer illegally merged rent-controlled units; then sold the result to receivers who, in a simple google search, could have seen cautions and documents of record that, even today, would naturally give pause to any buyers of high-end property.

Supervisors, it is the goal of our City to always remain diverse in races, cultures, skill- and education levels, and income classes. We are all of us richer if we stay on this path. We are all of us poorer if we put the wealthy above the law.

Please deny this appeal.

Lorraine Petty D2

Affordable housing advocate

**From:** [Lance Carnes](#)  
**To:** [Board of Supervisors \(BOS\)](#); [Calvillo, Angela \(BOS\)](#)  
**Subject:** Deny Appeal 260021 & Support Planning Commission De Facto Denial of CUA & Planning Dept. Recommendation  
**Date:** Monday, April 6, 2026 11:46:48 AM

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

Please deny this illegal property conversion at 524 Vallejo St in my District 3.

Lance Carnes  
722 Lombard St #201  
San Francisco, CA 94133

**From:** [Geo Googins](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** 524-526 Vallejo Street SF CA  
**Date:** Tuesday, April 7, 2026 10:09:41 AM  
**Attachments:** [image001.png](#)

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

To the Board of Supervisors,

I am writing to express my deep concern regarding the proposal to divide a long-standing family home into smaller units for financial gain at 524 Vallejo Street. While I understand the pressures and incentives that often drive development decisions, I believe this particular action would cause significant and lasting harm to a family that has been a valued part of our community for decades.

I have known this family for over twenty years. They are kind, responsible, and deeply committed parents who have built a stable, loving environment for their children. Their home is not simply a structure, it is the foundation of their family's sense of safety, identity, and belonging. To break it apart is, in effect, to break apart the stability that their children rely on during some of the most impressionable years of their lives.

Children at this age are forming their understanding of security, confidence, and what it means to feel grounded in the world. Disrupting their home environment in such a profound way risks creating long-term anxiety, emotional instability, and a sense of displacement that can follow them well into adulthood. These are not abstract concerns; they are real, predictable consequences when a child's primary source of stability is threatened.

The impact on the parents would be equally significant. They are doing everything in their power to provide a safe, nurturing home, and this decision would place unnecessary stress on their ability to protect and support their children. A forced upheaval of their living situation would undermine the very foundation of their family life.

This is not simply a matter of property division. It is a matter of community values, of protecting families, and of recognizing that financial gain should never outweigh the well-being of children or the stability of a household that has contributed positively to our community for so many years.

I respectfully urge the Board to consider the human cost of this proposal and to reject any action that would fracture this family's home and jeopardize their well-being. Preserving the integrity of this household is not only the compassionate choice, it is the right one for the long-term health of our community.

Thank you for your time and thoughtful consideration.

-Thank you

**Geo H. Googins**  
**SR. PROFILES + ACTIVATION EXECUTIVE**

STRATEGIC HI-TECH  
C 303-725-5661

[ggoogins@adobe.com](mailto:ggoogins@adobe.com)



**From:** [Crayton, Monique \(BOS\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** FW: File 260021- 524-526 Vallejo Street and 4 and 4a San Antonio Place  
**Date:** Monday, April 6, 2026 11:15:11 AM  
**Attachments:** [letter to the BOS April 3 2026.pdf](#)

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Can we add this to the file?

Monique C. Crayton (she/her)  
Assistant Clerk  
Board of Supervisors - Clerk's Office  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
(415) 554-7750 | Fax: (415) 554-5163  
[monique.crayton@sfgov.org](mailto:monique.crayton@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

-----Original Message-----

From: Jerry Dratler <[dratlerj@gmail.com](mailto:dratlerj@gmail.com)>  
Sent: Friday, April 3, 2026 11:47 AM  
To: Crayton, Monique (BOS) <[monique.crayton@sfgov.org](mailto:monique.crayton@sfgov.org)>  
Subject: File 260021- 524-526 Vallejo Street and 4 and 4a San Antonio Place

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

Please include the attached PDF in 524-526 Vallejo Street and 4 and 4a San Antonio Place file.  
Thank you  
Jerry Dratler

**To:** Members of the Board of Supervisors

**From:** Jerry Dratler

**Subject :** 524-526 Vallejo Street and 4 and 4a San Antonio Place

**Date:** April 3 2026

This matter is at the BOS on April 7, 2026 because of the property owner's deception and abuse of process.

The appeal filed by the property owners contains two false statements.

1. The property owners claimed the two units at 4 and 4A San Antonio Place were phantom units that were never constructed.
  - a. This claim is refuted by a letter from John Grant who lived in unit 4A a rent-controlled unit for 17 years.
2. The property owners claimed they were unaware the building they purchased for \$4.8 million was an apartment building with a single-family floor plan.
  - a. This false claim is refuted in the March 9, 2026 Chronicle article.
3. Excerpts from the March 9, 2026 Chronicle article.
  - Holloway and Ramirez acknowledge that they share some responsibility for the ordeal. They knew the house was listed as a multi-unit building when they bought it and could see its interior clearly did not match that description.
  - "We are the numb nuts who signed a four-unit building," Holloway said. But assurances from their real estate agents and the house's previous owners made them think the discrepancy wouldn't be a big deal. "We thought it was fine," she added. "Turns out, it's not fine."

Holloway and Ramirez acknowledge that they share

some responsibility for the ordeal. They knew the house was listed as a multi-unit building when they bought it and could see its interior clearly did not match that description.

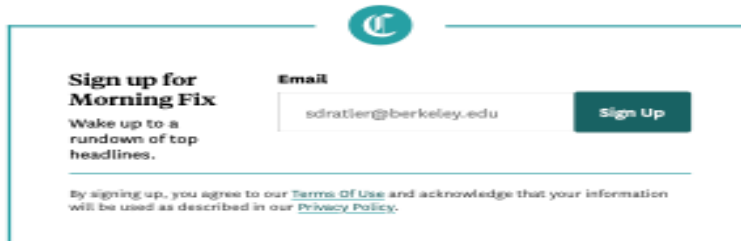
“We are the numb nuts who signed a four-unit building,” Holloway said.

But assurances from their real estate agents and the house’s previous owners made them think the discrepancy wouldn’t be a big deal.

“We thought it was fine,” she added. “Turns out, it’s not fine.”

Ramirez and Holloway took a “calculated risk” and are now facing the consequences, said Jennifer Rosdail, a San Francisco real estate agent who was not involved with the transaction.

“If I was their agent, I would have made sure they knew what they were taking on,” Rosdail said.



The image shows a sign-up form for 'Morning Fix'. At the top center is a circular logo with a stylized 'C'. To the left of the form, the text reads: 'Sign up for Morning Fix' followed by 'Wake up to a rundown of top headlines.' To the right, there is an 'Email' label above a text input field containing 'sdratler@berkeley.edu'. A dark green 'Sign Up' button is positioned to the right of the input field. Below the input field, a line of small text states: 'By signing up, you agree to our [Terms Of Use](#) and acknowledge that your information will be used as described in our [Privacy Policy](#).'

The property owner’s appeal should be denied. It is unlikely the Supervisors would have agreed to hear the property owner’s appeal because it will be expensive to reconfigure the property.

**From:** [Ron Biscardi](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** 524-526 Vallejo St.  
**Date:** Saturday, April 4, 2026 9:09:25 AM

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

Dear Members of the Board of Supervisors,

I am writing in strong support of Katelin Holloway and Ben Ramirez regarding the property at 524–526 Vallejo Street.

This case represents a clear example of homeowners acting in good faith, relying on the City’s own approvals, certifications, and recorded history — and now being asked to bear the burden of resolving inconsistencies that predate their ownership.

The documented record shows that this building was originally constructed as a two-unit property and remained so for over a century. While a four-unit designation appeared in a 2013 permit, substantial evidence indicates that configuration was never physically constructed. The City itself inspected, certified, and allowed the property to be marketed, sold, and occupied as a single-family home for years without objection.

Katelin Holloway and Ben Ramirez purchased this home in 2021 in reliance on those facts — the City’s own records, approvals, and the actual condition of the building. They did not create this situation.

The current enforcement posture raises a fundamental question of fairness: should homeowners, years later, be held responsible for reconciling discrepancies created during a prior development process — particularly where the City itself issued final approvals and allowed multiple arm’s-length transactions to proceed?

Their proposed solution is both practical and aligned with the City’s broader housing goals. By legalizing the building’s longstanding configuration and adding a new rent-controlled unit, this approach creates real housing, avoids displacement, and reflects the physical reality of the property.

By contrast, requiring the reconstruction of units that were never built does not restore lost housing — it imposes significant hardship on a current family while failing to meaningfully advance housing supply.

This case is not just about one property. It is about whether the City will apply its authority in a way that is consistent, fair, and grounded in reality.

I respectfully urge the Board to support Katelin Holloway and Ben Ramirez's appeal and approve a resolution that legalizes the existing configuration while allowing the addition of a rent-controlled unit. This approach balances accountability, practicality, and the City's housing objectives — without penalizing homeowners who acted entirely in good faith.

Sincerely,  
Ron Biscardi  
CEO  
Ron@iConnections.io

**From:** [seth stowaway](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** Support for 524 Vallejo  
**Date:** Saturday, April 4, 2026 10:46:50 AM

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

To the Board of Supervisors,

I am formally writing this email in support of Katelin Holloway and Ben Ramirez.

I want to start by saying to hold a family accountable for the actions of corrupt people and enforce codes overlooked by corrupt officials is frankly disgusting, and speaks volumes about the continued failings of our city.

Now a little about the people you are displacing. I cannot speak highly enough of this family. In a time when the world was collapsing they were lifting up people in this city, one of them being me. Through all of the challenges, my failures, city hurdles, they have been by my side advocating for me, thinking through things with me. Cheering me on and extending themselves for me, even with all of this hanging over them. They are raising two amazing boys, and raising them to love this city the way they do. As Katelin would say they are “long on San Francisco.”

A little about me. I have lived here for 20 years, sf is home. In my youth I found myself in the tenderloin, on drugs and homeless. I have no education, come from nothing and a wasn't sure anyone would ever see me differently. I started cooking and fell in love. When it came time to try and open my own project Katelin and Ben were 2 of the only people that saw in me what no one else did. And they continue to see it, even though I make mistake after mistake.

We NEED families like these people here, who champion creatives, love the city and love people. To force them out of their home is not only a detriment to them, it is a detriment to the foundation of our city.

Thank you.

Seth Stowaway  
Founder  
[seth@thesamesun.co](mailto:seth@thesamesun.co)  
[Schedule a meeting](#)



Read more about The Same Sun [here](#)