

RECEIVED  
**NOTICE TO BOARD OF SUPERVISORS OF APPEAL** **BOARD OF SUPERVISORS**  
**FROM ACTION OF THE CITY PLANNING COMMISSION** **SAN FRANCISCO**  
2026 JAN 05 PM01:41 *M*

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 524 - 526 Vallejo St San Francisco, CA 94133.

December 4, 2025

\_\_\_\_\_  
Date of City Planning Commission Action  
**(Attach a Copy of Planning Commission's Decision)**

January 5, 2026

\_\_\_\_\_  
Appeal Filing Date

\_\_\_\_\_  
The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. \_\_\_\_\_.

\_\_\_\_\_  
The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. \_\_\_\_\_.

\_\_\_\_\_  
The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. \_\_\_\_\_.



The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. \_\_\_\_\_.

2024-011561CUA

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

See Notice of Appeal (attached)

b) Set forth the reasons in support of your appeal:

See EXHIBITS A - I (attached)

Person to Whom  
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Katelin Holloway

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Name

524 Vallejo Street

San Francisco, CA 94133

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Address

Katelin Holloway

---

Name

524 Vallejo Street

San Francisco, CA 94133

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Address

415-828-7771

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Telephone Number

415-828-7771

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Telephone Number

  
Signature of Appellant or  
Authorized Agent

# Notice of Appeal of Planning Commission Decision

## Conditional Use Authorization

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**To:**

Clerk of the Board of Supervisors  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

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### 1. APPELLANT INFORMATION

**Appellants:**

Katelin Holloway and Ben Ramirez  
524 Vallejo Street  
San Francisco, CA 94133  
415-828-7771 / 415-828-7772  
[katelin.holloway@gmail.com](mailto:katelin.holloway@gmail.com) / [ben.ramirez@gmail.com](mailto:ben.ramirez@gmail.com)

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### 2. SUBJECT PROPERTY

**Subject Property Address:**

524 Vallejo Street  
San Francisco, CA 94133

**Assessor's Block/Lot:**

0132/009

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### 3. PLANNING COMMISSION ACTION BEING APPEALED

**Planning Commission Case No.:** 2024-011561CUA

**Date of Commission Action:** December 4, 2025

**Decision BeingAppealed:**

The Planning Commission's deemed denial of the Conditional Use Authorization for 524 Vallejo Street, resulting from a 3-3 split vote. Please see page 2 of Exhibit B for the hearing minutes.

Per the Planning Commission's Rules and Regulations:

<https://sfplanning.org/resource/rules-and-regulations-san-francisco-planning-commission>, the 3-3 vote constitutes a denial.

See the specific language below:

*"Section 6. Voting.*

*a. Procedural Matters. Pursuant to Charter Section 4.104, with respect to matters of procedure the Commission may act by the affirmative vote of a majority of the members present, so long as the members present constitute a quorum.*

*b. Except as provided in subsection (a)" above, every Official Act taken by the Commission, including, but not limited to, those based on its jurisdiction derived from the Planning Code, Chapter 31 of the Administrative Code, the Subdivision Code and Discretionary Review Powers of the Commission, may be by "Motion" or "Resolution" adopted by a majority vote of all members of the Commission (four (4) votes). All members present shall vote for or against each question brought to a vote unless a member is excused from voting by a conflict of interest or a motion adopted by a majority of the members present.*

*A motion that receives less than four votes is a failed motion resulting in disapproval of the action requested to be taken by the Commission unless a substitute motion for a continuance or other action is adopted. (For example: a request for Conditional Use requires four votes to approve; failure to receive the four votes results in denial of the conditional use. A request for Discretionary Review requires four votes to take discretionary review and modify the project; failure to receive four votes results in approval of the proposed project without modification. Planning Code sets forth the requirements for Commission determinations regarding Planning Code amendments. Planning Code Section 340(d) sets forth the requirements for Commission determinations regarding General Plan amendments.)"*

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#### **4. BASIS FOR APPEAL**

Appellants hereby respectfully appeal the Planning Commission's action on the following grounds, including but not limited to:

1. The decision is **not supported by substantial evidence** in the record;
2. The Planning Code and associated policies regarding unit mergers were **misapplied to the unique facts of this case**;
3. The Commission failed to adequately consider the **uncontroverted evidence** demonstrating the as-built condition of the subject property and its long-standing use as a single dwelling unit for nearly a decade;
4. The decision imposes **unreasonable and disproportionate hardship** on the Appellants for circumstances created by a prior developer;
5. The proposed project **advances the City's housing, equity, and anti-displacement goals** by adding a new rent-controlled unit while minimizing neighborhood disruption;
6. Additional grounds are set forth in the attached **Statement of Facts and Supporting Materials**.

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## 5. STATEMENT OF FACTS

(Attached as Exhibit A)

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## 6. EXHIBITS

- **Exhibit A:** Statement of Facts
- **Exhibit B:** Planning Commission Hearing Record and De Facto Denial
- **Exhibit C:** Photographic and MLS Records Demonstrating Long-Standing As-Built Condition
- **Exhibit D:** Architectural Evidence Demonstrating Material Divergence Between Approved Plans and As-Built Condition
- **Exhibit E:** Timeline of Property History
- **Exhibit F:** Planning Staff and Commission Acknowledgments Demonstrating Density Nonconformity, Long-Standing Vacancy, Feasibility Constraints, and the Need for a Proportional Resolution
- **Exhibit G:** Neighborhood Support and Community Input
- **Exhibit H:** Statement of Community Commitment, Public Contribution, and Civic Investment
- **Exhibit I:** Additional Supporting Materials

*Appellants reserve the right to supplement the record with subsequently issued Planning Department documents, including any Notice of Decision or adopted motion.*

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This Notice of Appeal is submitted in good faith and in accordance with the applicable provisions of the San Francisco Planning Code and Board of Supervisors appeal procedures.

## 7. SIGNATURES

We hereby appeal the Planning Commission's action regarding the above-referenced case.

Katelin Holloway



Date

12/22/25

Ben Ramirez

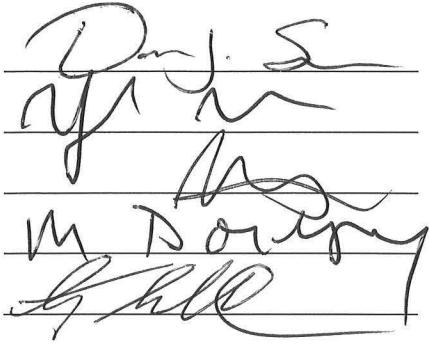


Date

12/22/25

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2024-011561 (CVA) a conditional use authorization regarding (address) 524-526 VALLEJO ST. SAN FRANCISCO, CA 94133, District 3. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE



DATE

1/5/2026  
1/5/2026  
1/5/2026  
1/5/2026  
1/5/2026

RECEIVED

BOARD OF SUPERVISORS  
SAN FRANCISCO  
2026 JAN 05 PM01:41 *M*

(Attach copy of Planning Commission's Decision)



## MEMO TO FILE: PLANNING COMMISSION HEARING OUTCOME

HEARING DATE: DECEMBER 4, 2025

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2026 JAN 05 PM01:41

WV

*Record No.:* 2024-011561CUA  
*Project Address:* 524-526 Vallejo Street & 4-4A San Antonio Place  
*Zoning:* RM-1 (Residential Mixed, Low Density) Zoning District  
Telegraph Hill – North Beach Residential Special Use District  
Priority Equity Geographies Special Use District  
40-X Height and Bulk District  
*Block/Lot:* 0132 / 009  
*Project Sponsor:* Deborah Holley  
Holley Consulting  
220 Montgomery Street  
Suite 2100  
San Francisco, CA 94104  
*Property Owner:* Holloway-Ramirez Revocable Trust  
524 Vallejo Street  
San Francisco, CA 94133  
*Staff Contact:* Vincent W. Page II – (628) 652-7396  
[vincent.w.page.ii@sfgov.org](mailto:vincent.w.page.ii@sfgov.org)

On December 23, 2024, Deborah Holley of Holley Consulting (hereinafter “Project Sponsor”) filed Application No. 2024-011561CUA (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization to legalize the merger of three dwelling units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building (hereinafter “Project”) at 524-526 Vallejo Street and 4-4A San Antonio Place, Block 0132 Lot 009 (hereinafter “Project Site”).

On December 4, 2025, the San Francisco Planning Commission (hereinafter, “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2024-011561CUA. The hearing was attended by Commission President So, Commission Vice President Moore, and Commissioners Campbell, Imperial, McGarry, and Williams. (Commissioner Braun was absent.)

At the hearing, the Commission considered letters in support and opposition to the Project that had been submitted prior to the hearing, as well as testimony from members of the public.

Testimony in support of the Project noted the following:

- The current property owner were not the ones who actually merged the four units into one;
- Although the Project would legalize the removal-through-merger of two units, it would replace one unit;
- Denial of the Project would likely result in the displacement of the family who currently resides at the subject property.

Testimony in opposition to the Project noted the following:

- The Project would result in the loss of two rent-controlled dwelling units at a time when the City is faced with a housing shortage and housing affordability crisis;
- Previous tenants of the units that were merged expressed opposition to the Project because the previous owner had pushed them out of the building;
- The construction work to merge the four legally existing units was completed without authorization from the Planning Department;
- The unauthorized merger was completed for financial gain by the previous owner, a developer named Peter Iskander;
- Public records (including the Report of Residential Building Record, or “3-R”) available at the time that the subject property was sold to the current property owner reflect that the property was legally a four-unit building at the time of purchase;
- The value of the subject property was artificially inflated through the unauthorized merger of four dwelling units into one; and
- Approval of the Project could set a negative precedent for future Projects and could encourage future unauthorized dwelling unit mergers.

Commissioner Williams made a motion to deny the Project based on the findings included in the Draft Motion prepared by the Department and submitted to the Commissioners one week before the hearing, but before a vote on the motion to deny was held, Commissioner Campbell made a motion to continue the Project to December 18, 2025. The motion to continue the Project failed +3-3, with Commissioners Imperial, Moore, and Williams voting against. The motion to deny also failed +3-3, with Commissioners Campbell, McGarry, and So voting against. Accordingly, the Commission failed to act on the Project, and the Project received a *de facto* denial pursuant to Planning Code Section 306.4(d)(2).

The adopted minutes for the hearing can be found on M-files at the following link: [20251204\\_cpc\\_min.pdf](20251204_cpc_min.pdf)

# SAN FRANCISCO PLANNING COMMISSION

## Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Thursday, December 4, 2025**  
**12:00 p.m.**  
**Regular Meeting**

COMMISSIONERS PRESENT: SO, MOORE, CAMPBELL, IMPERIAL, MCGARRY, WILLIAMS  
COMMISSIONERS ABSENT: BRAUN

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:05 PM

STAFF IN ATTENDANCE: Aaron Starr, Lisa Gluckstein, Kate Conner, Lisa Gibson, Sarah Richardson, Joshua Switzky, Mat Snyder, Jonathan Vimr, Vincent Page, Elizabeth Watty – Director of Current Planning, Sarah Dennis Phillips – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2025-002242CUA (K. AGNIHOTRI: (628) 652-7454)  
85 LIBERTY STREET – southeast corner of Guerrero St; Lot 029 in Assessor's Block 3608 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to allow the removal of an unauthorized dwelling unit at the ground floor of an existing four-story, three-unit residential building within a RM-1 (Residential – Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The

Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular Hearing on October 16, 2025)

**(Proposed for Indefinite Continuance)**

SPEAKERS: Georgia Schuttish – Tenants, SB 330  
ACTION: Continued Indefinitely  
AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
NAYS: None  
ABSENT: Braun

13. 2007.0178DRM (W. WONG: (628) 652-7466)  
2338 19<sup>TH</sup> AVENUE – east side between Santiago Street and Taraval Street; Lot 032 in Assessor's Block 2347 (District 7) – Request for **Mandatory Discretionary Review** of Building Permit Application No. 2016.0217.9787 to modify the elected method of compliance for the Inclusionary Housing Program from providing an on-site unit to payment of the Affordable Housing Per Planning Code Section 415.5(g)(3) within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Take Discretionary Review and Approve with Conditions*

SPEAKERS: Same as Item #1.  
ACTION: Continued to December 18, 2025  
AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
NAYS: None  
ABSENT: Braun

14. 2023-009469DRP (D. WINSLOW: (628) 652-7335)  
77 BROAD STREET – south side between Plymouth and San Jose Avenues; Lot 014A in Assessor's Block 7112 (District 11) – Request for **Discretionary Review** of Permit Application No. 2023.0629.1225 to construct a two-story horizontal and vertical addition to add two dwelling units to a two-story, two-unit building within a RH-2 (Residential House- Two-Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: Same as Item #1.  
ACTION: Continued to January 22, 2026  
AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
NAYS: None  
ABSENT: Braun

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

2. 2025-003269CND (K. YI: (628) 652-7367)  
557 FILLMORE STREET – west side between Fell and Oak Streets; Lot 002 in Assessor's Block 0827 (District 5) - Request for **Condominium Conversion** Subdivision pursuant to the General Plan and Subdivision Code Sections 1332 and 1381 to convert a three-story, six unit building into residential condominiums within a RM-1 (Residential- Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: None  
ACTION: Approved  
AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
NAYS: None  
ABSENT: Braun  
MOTION: 21873

**C. COMMISSION MATTERS****3. LAND ACKNOWLEDGEMENT****Commissioner Williams:**

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders, and relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as first peoples.

**4. CONSIDERATION OF ADOPTION:**

- Draft Minutes for November 13, 2025
- Draft Minutes for November 20, 2025

SPEAKERS: None  
ACTION: Adopted  
AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
NAYS: None  
ABSENT: Braun

**5. COMMISSION COMMENTS/QUESTIONS**

None.

**6. 2026 HEARING SCHEDULE**

SPEAKERS: None  
ACTION: Adopted  
AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
NAYS: None  
ABSENT: Braun

**D. DEPARTMENT MATTERS****7. DIRECTOR'S ANNOUNCEMENTS****Sarah Dennis Phillips, Planning Director:**

Good afternoon, commissioners. Happy December. So a couple of short announcements this week. First, the Family Zoning Plan on Monday moved through Land Use Committee and on Tuesday had its first reading at the Board of Supervisors. Aaron Starr will give us more details on that but I did just want to take a moment to, to kind of note to you all that regardless of your feelings on or vote for the plan, I think we can all agree that staff

really went above and beyond in their effort on this over the last couple of years and particularly in the last couple of months and it's been an incredible honor to kind of work with the team that have brought that forward. And I can really say it touched almost every corner of our Department whether it was Environmental Review, Housing Policy thinking about Tenants Rights or even just the staffing and billing that happened behind the scenes to allow us to move that forward. So, it was a real honor. Many of those folks are here today. You've seen many of them over past hearings but incredibly proud of the team and just want to call out that that milestone, that first milestone that moved forward.

Also want to take a moment just as the milestone continues to move forward and we do have another vote at the Board of Supervisors and of course mayoral signing before anything is finished on the Family Zoning Plan to set out an intention that I hope we, and by we, I mean the broader we as well as the commission can use 2026 as a way to unify and move forward on the collective goals that we heard and all share regardless of how we felt about zoning specifics, stability for tenants, support for families and affordability. So I'm really looking forward for the opportunity to kind of collectively move forward on those goals that I know we share.

Budget season is upon us. We obviously will be speaking to you in January about our budget. I'll just note that we don't even as a Department get budget instruction until next week so it'll be a bit of a scramble for us to pull together you know what our goals are given what the budget realities will be for the department this year. We have been told that this budget year will be worse than last year simply because of HR1 and the federal impact to our budget. I don't know what those will be and we look forward to talking to you about January but just know it'll be fast moving for us and for you. So I apologize for that. It's just the reality of the situation that we're in.

And then before we close I do want to call out Permit SF; September 2nd was day 200 of Permit SF. We're coming up on in December Day 300 of Permit SF and so it's just another initiative, partially of the Planning Department but really crossed departmental that has created some really positive reforms that you all have helped us move forward here legislatively and process wise. So we're looking forward to the next 100-day milestone of that coming up in December as well. Thank you.

## 8. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

### **Aaron Starr, Manager of Legislative Affairs:**

Good afternoon, commissioners, Aaron Starr, Manager of Legislative Affairs.

#### **250815 Planning Code - Inclusionary Housing Waiver and Land Dedication in Well-Resourced Neighborhoods. Sponsor: Melgar. Staff: V. Flores.**

First on the land use agenda this week was Supervisor Melgar's ordinance that would amend the Planning Code to allow the City to waive the Inclusionary Housing requirements for projects in areas outside of the Priority Equity Geography Special Use District.

Commissioners, you heard this item on October 9th and adopted a recommendation of approval with modifications.

1. Explicitly prohibit condominium conversion of the new units resulting from this proposed Ordinance.
2. For the Land Dedication Alternative, specify the minimum housing requirements for the dedicated land.

When Supervisor Melgar introduced the item, she confirmed that she was incorporating both of the Planning Commission recommendations. Additionally, she introduced two additional amendments:

1. Limit the eligibility of the alternative to projects within RH, RM, or NCs with a height limit of 65 feet or less located in Well-Resourced Neighborhoods. Previously there were no zoning or height qualifiers.
2. Include the location and number of units approved under this program within the Housing Inventory Report and require that Planning and/or the Rent Board note their existence on a publicly-accessible website.

There were no public comments or further discussion from the Committee. The item was amended and forwarded to the Board with positive recommendation.

#### **250926 Planning, Administrative Codes - Tenant Protections Related to Residential Demolitions and Renovations. Sponsors: Chen. Staff: Leon-Farrera.**

Next on the agenda was Supervisor ordinance that would add tenant protections to residential demolitions and renovations. This item was continued from the November 17<sup>th</sup> hearing.

At this hearing, Committee member Supervisor Chyanne Chen introduced several amendments to the Definitions in Section 317. These included the "Residential Definition" proposed by the Department at the November 6 Planning Commission hearing, along with other changes that closely mirror those presented at that hearing. Additional amendments included:

1. Extending the definition of "Existing Occupant" to individuals displaced within the previous five years due to a serious and imminent hazard;
2. A minor revision to one of the required findings; and
3. A new requirement for the Planning Department to submit a report on the impact of the ordinance within three years, including recommended modifications as appropriate or needed.

Supervisor Melgar proposed an amendment requiring landlords withdrawing a unit under the Ellis Act to disclose whether they intend to demolish the unit within the next five years.

There were approximately eight members of the public that provided comments, all expressing strong support for the ordinance.

The Committee unanimously accepted all amendments introduced and continued the ordinance to December 8, 2025, as the amendments were substantive.

**240637 Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD. Sponsor: Mandelman. Staff: Starr.**

Next the Committee heard Supervisor Mandelman's ordinance amending the Central Neighborhoods Large Residence SUD,

This item was continued from the November 17 hearing after being amended so that it could be synched up with the Family Zoning Plan. During the hearing, Supervisor Mandelman introduced the item and requested the Committee forward this item to the Board as a Committee Report alongside the Family Zoning Package. There were no public comments or further discussion from the Committee. The item was forwarded to the Board with positive recommendation as a Committee Report.

**250966 General Plan Amendments - Family Zoning Plan. Sponsor: Planning Commission. Staff: Chen.**

**250700 Zoning Map - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.**

**250701 Planning, Business and Tax Regulations Codes - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.**

**Planning, Business and Tax Regulations Codes - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.**

**250985 Local Coastal Program Amendment - Family Zoning Plan. Sponsor: Mayor. Staff: Mayor.**

And for the last time, the Land Use Committee considered the suite of ordinance that implements the Mayor's Family Zoning Plan. This included Supervisor Mandelman's proposed amendments that this committee heard on November 20. To start off, the Committee heard statements from Board President Mandelman and Supervisor Sauter, who each described amendments they proposed to add to the Planning Code ordinance (BOS File No. 250701).

Supervisor Sauter proposed non-substantive amendments to his earlier commercial replacement incentive in the Local Program, which had been adopted into the ordinance at a prior hearing. The amendment is intended to make the incentive easier to use and encourage project sponsors to replace existing commercial uses. It does this by clarifying the ability to split larger commercial spaces into multiple smaller ones.

President Mandelman described his amendment to prohibit lot mergers on sites with historic resources, which the Planning Commission recommended approval of at the November 20th hearing. He expressed his support for the Commission's recommended modifications, which included:

- 1) referencing the Planning Code's existing definition of "Historic Building"
- 2) clarifying that the standards in the Housing Choice - SF Program shall prevail in any instance where the Preservation Design Standards are inconsistent with modified standards of the Local Program; and
- 3) clarifying that the lot merger prohibition shall only apply to Housing Development Projects as defined in state law.

Afterwards, the Committee heard a presentation from Department staff regarding the Planning Commission action on Mandelman's proposed lot merger prohibition. This was followed by public

comments where approx. 25 members of the public spoke. Comments varied greatly between being opposed to and supportive of the rezoning.

The committee then voted to include all the proposed amendments into the respective files. This then led to Supervisor Mahmood motioning to table Mandelman's ordinance since those amendments had been added to the original file.

Supervisor Chyanne Chen made a quick motion to send the suite of changes without recommendation. This motion was rejected by the other two committee members. A motion was then made to forward all items to the Board with a positive recommendation, that motion passed on a 2-1 vote with Supervisor Chyanne Chen voting against. The Planning Code, Zoning Map, and General Plan amendments were all sent as a committee report while the coastal program amendment will be heard on 12/9 for first read.

#### Full Board

250426 Planning Code, Zoning Map - San Francisco Gateway Special Use District Sponsors: Walton; Fielder, Chen, Melgar and Dorsey. Staff: Pantoja. PASSED Second Read

240637 Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD. Sponsor: Mandelman. Staff: Starr. Passed First Read

250966 General Plan Amendments - Family Zoning Plan. Sponsor: Planning Commission. Staff: Mayor 36

250700 Zoning Map - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.

250701 Planning, Business and Tax Regulations Codes - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.

And last but certainly not least the Board passed on first reading the General Plan, Zoning Map, Planning Code Amendments related to the Mayor's Family Zoning Plan. There was much discussion on this issue with most Supervisors weighing in on the proposed amendments. Most if not all commentator's recognized Supervisor Melgar as having done an exemplary job moving this massive change to San Francisco's zoning laws through the committee process.

After most of the supervisors had spoken, Supervisor Melgar addressed the comments from the dissenting supervisors point by point, providing a through and tough rebuttal to critics of the plan. She defended the amendment process and expressed disappointment that even though many of Supervisor Chan and Chen's amendments were added to the ordinance they still refused to support the plan.

Supervisor Connie Chan proposed a last-minute amendment, seconded by Supervisor Walton, that would have exempted all rent-controlled housing from the local program. Currently, residential developments with 3 or more rent controlled units are exempt. The reason for this threshold is because some single-family homes have UDUs, making both units subject to rent control. Supervisor Connie Chan's amendment would have reduced the capacity provided by the rezoning, which several members of the board cited as a reason they opposed the amendment. Those in support were seeking to protect every rent-controlled unit; however, the amendment would not have prohibited the demolition of rent controlled units. It only would have exempted them from the local program.

When the votes came, the Supervisor Connie Chan's amendment failed 7-4 with Supervisors Walton, Chan, Chen and Fielder voting for the amendment. This same vote split happened when the whole package came up for a vote, meaning that Supervisors Mandelman, Melgar, Dorsey, Sauter, Mahmood, Wong, and Sherrill all voted in favor of the Mayor's Family Zoning Plan.

#### **E. GENERAL PUBLIC COMMENT**

SPEAKERS: Georgia Schuttish – Article in the Wallstreet Journal NY City offices to apartments  
Tom Radulovich, Livable City – SB1425 compliance

#### **F. REGULAR CALENDAR**

The Commission Hearing Procedures provide for presentations by staff; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expediters, and/or other advisors.

9.

(L. GLUCKSTEIN: (628) 652-7475)

**SB 79 AND STATE LEGISLATION UPDATE – Informational Presentation** – Staff will update the Commission on Planning-related state bills that have passed in 2025, with a focus on SB 79 and its implementation in San Francisco. New laws passed via budget trailer bills AB 130 and SB 131 are already in effect; however, most bills passed during the regular legislative session will go into effect on January 1, 2026. The key provisions of SB 79 will go into effect July 1, 2026.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Sarah Dennis Phillips – Staff introduction  
= Lisa Gluckstein – Staff presentation  
= Kate Conner – Staff presentation  
= Lisa Gibson – Staff presentation  
= Sarah Richardson – Staff presentation  
= Georgia Schuttish – Maps  
= Joshua Switzky – Response to comments and questions  
= Sarah Dennis Phillips – Response to comments and questions

ACTION: Reviewed and Commented

10. 2025-004714GPR

(M. SNYDER: (628) 652-7460)

**MISSION BAY SOUTH REDEVELOPMENT PLAN AMENDMENTS ENABLING THE MISSION BAY SOUTH BLOCK 4E (MBS 4E) PROJECT** – MBS 4E is bounded by Third Street on the east, Mission Rock Street on the north and China Basin Street on the south, Lot 029B in Assessor's Block 8711 (District 6) – **General Plan Conformity Findings** – Pursuant to Section 4.105 of the Charter and Section 2A.53 of the Administrative Code of the City and County of San Francisco, recommending General Plan conformity findings for amendments to the Redevelopment Plan for the Mission Bay South Redevelopment Project that would (1) increase the overall cap of allowed dwelling units within the Project Area by 250 units from 3,440 dwelling units to 3,690 dwelling units, and (2) to increase the maximum building height on north side of the MBS 4E block from 160 feet to 250 feet; and making findings with the eight priority policies of Planning Code Section 101.1. The amendments would enable the MBS 4E Project, which would construct 398 100% affordable housing units on an empty lot in two buildings and phases. The two new buildings would extend to 160-feet and 225-feet in height and would include affordable units at various AMIs with some units exclusively set aside for families that have experienced homelessness. The Office of Community Investment and Infrastructure (OCII) is the lead agency for purposes of CEQA review of this project. The Planning Commission is a responsible agency under CEQA and will be relying on OCII's CEQA decision for purposes of this action.

*Preliminary Recommendation: Adopt Findings and a Recommendation for Approval*

SPEAKERS: = Mat Snyder = Staff presentation  
+ Philip Wong – OCII presentation  
+ Yakuh Askew, YA Studio – Design presentation  
+ Witt Turner, HAC – Responsible planning  
- Peter Brandon – Too costly, unaffordable  
- Speaker – Geotech risks

ACTION: Adopted Findings and a Recommendation for Approval

AYES: Campbell, McGarry, Williams, Imperial, Moore, So

NAYS: None

ABSENT: Braun

MOTION: 21874

11. 2020-011001OFA

(J. VIMR: (628) 652-7319)

**120 STOCKTON STREET** – northeast corner of O'Farrell Street; Lot 017 in Assessor's Block 0313 (District 3) – Request for **Office Development Authorization** (aka Office Allocation) pursuant to Planning Code Sections 320-325 to authorize up to 111,660 square feet of office space (representing an additional 61,661 square feet to the existing 49,999 square feet of office space) from the Office Development Annual Limit in order to convert

existing retail spaces on floors 2, 3, and 6 of the subject property to a general office use. Should the project be completed, the building would contain a total Gross Floor Area of 111,660 square feet of office and 127,914 square feet of retail use. The Project Site is located within a C-3-R (Downtown-Retail) Zoning District, Priority Equity Geographies SUD (Special Use District), and 80-130-F Height and Bulk District. No exterior alterations are proposed as work would be limited to interior tenant improvements. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).

*Preliminary Recommendation: Approve with Conditions*

Disclosure from Commissioner Campbell

SPEAKERS: = Jonathan Vimr – Staff report  
+ Tuija Catalano – Project sponsor presentation  
+ Todd Saunders – Project sponsor presentation

ACTION: Approved

AYES: McGarry, Williams, Imperial, Moore, So

NAYS: None

RECUSED: Campbell

ABSENT: Braun

MOTION: 21875

12. 2024-011561CUA

(V. PAGE: (628) 652-7396)

524-526 VALLEJO STREET AND 4-4A SAN ANTONIO PLACE – north side between Grant Avenue and Kearny Street; Lot 009 in Assessor's Block 0132 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to legalize the merger of three dwelling units on second and third floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building located within a RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill – North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04 (h).

*Preliminary Recommendation: Deny*

Disclosure from Commissioner Kathrin Moore

SPEAKERS: = Vincent Page – Staff report  
+ Katelin Holloway – Project sponsor presentation  
+ Stephen Sutro – Project sponsor presentation  
- Steve Dratler - Illegally merged housing unit, roof deck  
- Theresa Flandrich – Supports denial, precedent  
+ Jamie Vigil – Present owners should not be punished  
+ Kevin Lew – Owners are good people  
+ Alex Nor – Thoughtful owners  
+ Susan Taylor – Great neighbors  
- Georgia Schuttish – Strong tenant protection, enforcement reviewing violations  
+ Lindsay Lew – Homeowner in the city  
= Elizabeth Watty – Response to comments and questions

ACTION: After a motion to continue failed +3 -3 (Williams, Imperial, Moore against, Braun absent); and a motion to Deny failed +3 -3 (Campbell, McGarry, So against, Braun absent); De Facto Denied

**ADJOURNMENT – 3:16 PM**

**ADOPTED DECEMBER 18, 2025**

# EXHIBIT A

## Statement of Facts & Summary

### 524 Vallejo Street – Conditional Use Authorization Appeal

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#### I. Introduction

This appeal arises from a long-standing discrepancy between the City's records and the as-built, long-standing use of the property located at 524 Vallejo Street ("the Property"). Appellants Katelin Holloway and Ben Ramirez are the current owner-occupants of the Property and have acted at all times in good faith, transparently, and in collaboration with City agencies to resolve a problem they did not create.

Rather than litigate, delay, or leave the discrepancy unresolved, Appellants have proposed a solution that adds real housing, creates a new rent-controlled unit, minimizes neighborhood disruption, and aligns with San Francisco's housing, equity, and anti-displacement goals.

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#### II. Historical Use of the Property and Record Inconsistencies

Historically, 524 Vallejo Street functioned as a **two-unit residential building**, as reflected in City records prior to redevelopment by a subsequent owner. At some point prior to that redevelopment — the precise timing of which is unclear — **two additional dwelling spaces were constructed without legal authorization**, resulting in periods during which the building contained four residential spaces, only two of which were legally recognized.

At the time the prior developer acquired the Property in **2010**, three of the four residential spaces were reportedly occupied and one was unoccupied.

Following his acquisition of the Property, the developer entered into **buyout agreements with the existing tenants**, reportedly in the amount of approximately \$35,000 per unit, resolving those tenancies. These actions were undertaken by the developer, were resolved at the time, and occurred more than a decade before Appellants' ownership. Appellants were not involved in, aware of, or connected to these events or the former tenants.

After the buyouts, the developer sought and obtained approvals to **legalize the two additional units**, resulting in approved plans for a four-unit building. However, those plans were **never constructed**. Instead, during redevelopment, the developer:

- removed one of the previously legal units;
- failed to construct the two additional units authorized by the plans; and
- remodeled the building into a single-family residence with one continuous layout and one kitchen.

In **2016**, the Department of Building Inspection issued a **Certificate of Final Completion** for the as-built structure. By the time the Property was sold in **2017**, it existed, was MLS-marketed, lender-inspected, and occupied as a single-family home — the same condition in which it was later purchased by Appellants in **2021** and remains today.

Complicating this history further, the City's own records regarding the Property have been **internally inconsistent over time**. Depending on the department and document, the Property has been described variously as a single-family residence, a two-unit building, a three-unit building, and a four-unit building. These inconsistencies span decades and multiple agencies.

As a result, it has taken Appellants, their legal counsel, and their architectural team more than three years of diligent effort to reconstruct the Property's true history and reconcile conflicting records. This complexity was not of Appellants' making and underscores the difficulty faced by any homeowner attempting to resolve the issue transparently and in good faith.

Thus, while the Property experienced periods of informal or unauthorized occupancy in the distant past, the only units that were ever **legally recognized prior to redevelopment were two units**, and the four-unit configuration approved during redevelopment was **never built, never occupied, and never added to the City's housing stock**.

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### **III. Appellants' Purchase of the Property and Reasonable Reliance**

Appellants purchased the Property in 2021 as first-time homeowners after more than two decades of living and working in San Francisco. The Property was marketed through MLS — including in both the **2017 and 2021 listings** — and functioned in practice as a single-family residence, despite being identified in certain records as a multi-unit building that "lived as" a single-family home.

The prior owners disclosed that the Property carried a multi-unit designation; however, nothing in the marketing materials, inspections, or physical configuration of the building suggested that the City maintained approved plans for a four-unit building that materially diverged from the as-built condition. Nor was it apparent that compliance with those plans would require reconstructing a building configuration that had never existed in physical form.

At the time of purchase, the Property contained:

- a single continuous layout,
- one kitchen,
- unified internal circulation, and
- no constructed separation into four independent dwelling units, notwithstanding the presence of certain building infrastructure (such as utility meters) that can be associated with multi-unit buildings.

Appellants reasonably understood the Property to be a single-family home from a functional and physical standpoint, notwithstanding its technical classification, and had no notice that ownership would expose them to extraordinary liability stemming from unbuilt and long-abandoned development approvals.

As first-time homeowners, Appellants relied on the as-built condition of the Property, the City's 2016 issuance of a Certificate of Final Completion, the representations reflected in MLS marketing, and the fact that the Property had passed through two successive arms-length transactions without enforcement action. Appellants did not and could not reasonably have anticipated that addressing the discrepancy would require reinstating a four-unit configuration that had never been constructed and was incompatible with the existing building.

Since acquiring the Property, Appellants have lived in the home full-time with their two young children and have invested significant time, resources, and professional expertise into understanding and resolving the Property's complex regulatory history. When the full scope of the discrepancy between City records and the as-built condition became clear, Appellants chose to engage openly with City agencies and pursue a lawful, policy-aligned resolution — rather than litigate, delay, or avoid the issue.

This divergence between the Property's technical designation, certain building infrastructure, and its as-built residential layout is addressed further below and is central to understanding how the City's records came to reflect a four-unit approval that was never realized in construction.

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#### **IV. Material Divergence Between Approved Plans and the As-Built Condition**

The approved plans associated with the prior developer's project depict a four-unit residential building, including separate dwelling configurations that would require multiple kitchens, independent internal circulation, unit separations, and life-safety systems consistent with multi-unit construction.

However, the **as-built condition of the Property materially diverges from those approved plans**, not in minor or cosmetic ways, but in **fundamental architectural, structural, and life-safety respects**.

As confirmed by Appellants' architect, Stephen Sutro, the physical configuration of the building as it existed at the time of the 2016 Certificate of Final Completion — and as documented in 2017 MLS marketing materials — reflects a single-family residence with one continuous layout and one kitchen, not a constructed four-unit building.

From an architectural and construction standpoint, converting the approved four-unit configuration into the as-built single-family condition documented in 2017 would have required **extensive, highly visible, and time-intensive reconstruction**, including but not limited to:

- **Relocation of vertical circulation**, including shifting stairwells by multiple feet to eliminate independent unit access;
- **Relocation of the elevator shaft**, including structural re-framing and re-alignment of floor penetrations;
- **Removal or reconfiguration of required fire-rated separations and fire walls** mandated for multi-unit construction;
- **Major structural modifications**, including alteration or removal of steel support elements installed to support the approved multi-unit layout;
- **Substantial reconfiguration of floor plates**, load paths, and framing to unify what would otherwise be discrete dwelling units;
- **Significant plumbing, electrical, and mechanical rework**, far beyond the removal of kitchens, to eliminate independent unit systems; and

- **Extensive demolition and reconstruction** affecting the building's core structure, not merely finishes.

This scope of work would have been **foundational, noisy, prolonged, and unmistakable** — the kind of construction that neighbors would observe, inspectors would document, and permits would reflect. No such work appears in the permit record, inspection history, or physical evidence within the building.

No evidence exists — in permits, inspection records, construction documentation, or physical traces — that this level of reconstruction occurred between the issuance of the **Certificate of Final Completion** and the **2017 sale of the Property**.

Accordingly, in the professional opinion of Appellants' architect, the as-built single-family layout documented in 2017 **could not have been created after final inspection**, and therefore must reflect the condition in which the developer completed and delivered the project — notwithstanding the four-unit plans on file with the City.

This material divergence between the approved plans and the as-built condition explains how the City's records came to reflect a four-unit approval that was **never realized in construction**, and why subsequent owners reasonably relied on the physical reality of the building rather than on unbuilt plans.

---

## **V. Discovery of the Discrepancy and Enforcement Action**

For several years following Appellants' purchase of the Property in 2021, the building continued to function as it had for nearly a decade: as a single-family residence in the as-built configuration completed by the prior developer and reflected in City approvals, MLS listings, and lender inspections.

In 2022, Appellants first became aware of a potential discrepancy between the City's records and the as-built condition of the Property as a result of an anonymous complaint made to the City. Until that point, no enforcement action had been initiated, and the Property had passed through multiple prior inspections, transactions, and periods of occupancy without issue.

Upon learning of the discrepancy, Appellants did not dispute the City's authority or attempt to evade review. Instead, they **immediately engaged with City agencies**, retained experienced legal and architectural professionals, and sought to understand the full scope of the Property's regulatory history — including approvals, inspections, and as-built conditions that predated their ownership.

As the record was developed, it became clear that the discrepancy did not stem from any action taken by Appellants, but rather from the **disconnect between the prior developer's approved plans and the building that was ultimately constructed, inspected, and delivered**. The complexity of that disconnect — compounded by decades of inconsistent documentation across City departments — required extensive professional analysis to untangle.

Throughout this process, Appellants acted transparently and cooperatively, sharing information with City staff, responding to requests, and pursuing a lawful path forward rather than resisting enforcement. At no point did Appellants seek to preserve the status quo without review; instead, they consistently sought guidance on how to bring the Property into compliance in a manner aligned with City policy and neighborhood impacts.

This good-faith engagement ultimately led to the Conditional Use Authorization application that is the subject of this appeal.

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## **VI. Good-Faith Efforts to Comply and the Infeasibility of Reinstating Four Units**

Following discovery of the discrepancy between the City's records and the as-built condition of the Property, Appellants undertook substantial efforts to comply with City direction and identify a lawful path forward.

In good faith, Appellants initially attempted to pursue reinstatement of the four-unit configuration reflected in City records. To do so, they:

- retained experienced land-use counsel and architects;
- prepared and submitted plans for review;
- paid required City fees; and
- engaged in repeated consultations with City staff over an extended period.

Through this process, Appellants invested significant personal and financial resources into understanding the Property's regulatory history and exploring compliance options — including substantial out-of-pocket costs for professional services and City fees. These expenditures were made solely to resolve an issue Appellants did not create and to pursue a compliant solution in collaboration with the City.

As the analysis progressed, it became clear that reinstating four units would require major reconstruction, including extensive structural, circulation, and life-safety modifications that are incompatible with the existing building. This conclusion was not speculative; it was reached through professional architectural evaluation and confirmed through the permitting and review process.

Reinstating four units would:

- require foundational and structural reconstruction far exceeding the scope of a typical remodel;
- result in extremely low-quality, inefficient housing;
- significantly prolong construction duration; and
- almost certainly displace Appellants' family from their home.

Importantly, the **Planning staff report itself acknowledges that the building, as it actually exists, cannot reasonably accommodate four dwelling units**. Thus, the infeasibility of reinstating four units is not merely a matter of preference or cost, but one of **physical reality and proportionality**.

Faced with these constraints, Appellants did not abandon compliance efforts. Instead, they sought an alternative approach that would correct the record, add real housing, and minimize disruption — leading to the Conditional Use Authorization application that is the subject of this appeal.

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## **VII. Proposed Project and Public Benefits**

Appellants propose to resolve the long-standing discrepancy affecting the Property by converting the existing single-family residence into a **lawful two-unit building** that reflects both the physical reality of the structure and the City's housing policy goals.

Under the proposed project, the Property would consist of:

- a family residence occupying the upper levels of the building; and
- a new approximately 440-square-foot studio dwelling unit on the lower level.

The proposed studio would be a **rent-controlled unit**, adding long-term, protected housing to San Francisco's housing stock where none has existed in nearly a decade. This unit would be safe, code-compliant, and designed for real occupancy — not theoretical compliance.

This approach delivers tangible public benefits while avoiding the harms associated with reinstating a four-unit configuration that was never constructed. Specifically, the proposed project:

- **Adds real housing**, converting long-standing "paper units" into an actual, habitable dwelling;
- **Creates a new rent-controlled unit**, advancing the City's equity and anti-displacement goals;
- **Minimizes construction duration and neighborhood disruption**, avoiding the extensive, foundational reconstruction that reinstating four units would require;
- **Preserves family housing**, allowing Appellants and their children to remain in their home and community; and
- **Aligns with City policy**, including recent Commission and Board actions recognizing the importance of feasibility, proportionality, and actual housing outcomes.

Importantly, the proposed project represents a **net improvement** over the status quo and over the four-unit configuration reflected in City records. Rather than forcing reconstruction of a building that never existed, the proposal regularizes the Property's use while adding a new dwelling unit that can be occupied immediately upon completion.

Appellants have consistently sought a solution that balances the City's housing objectives with physical reality, neighborhood impacts, and fairness. The proposed two-unit configuration accomplishes those goals and represents the most reasonable and effective path forward.

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## VIII. Planning Commission Proceedings and Tie Vote

The Conditional Use Authorization application for the Property was heard by the Planning Commission on **December 4, 2025**. The hearing included extensive testimony, visual evidence, and professional analysis regarding the Property's history, as-built condition, and the feasibility of reinstating a four-unit configuration.

Following deliberation, the Planning Commission voted 3–3 on the proposed project. As a result of this tie vote, the application was **deemed denied by operation of procedure**, rather than by an affirmative finding on the merits.

The tie vote reflects the Commission's division regarding how best to resolve the unusual and complex circumstances presented by the Property. It does not constitute a determination that the proposed project

conflicts with City policy, nor does it negate the substantial evidence in the record supporting the feasibility and public benefits of the proposed two-unit configuration.

During deliberations, multiple Planning Commissioners described the circumstances facing Appellants as deeply unfair and expressed sympathy for the hardship imposed by actions of a prior developer and by gaps in the City's enforcement process. While Commissioners repeatedly acknowledged the human and equitable impacts of the case, the Commission ultimately split 3–3 and was unable to reach a majority decision on a path forward.

This appeal seeks review by the Board of Supervisors to provide clarity and resolution where the Planning Commission was unable to reach a majority decision.

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## IX. Disproportionate Impact, Equity, and Fairness Considerations

Absent approval of the proposed project, Appellants face **extraordinary and disproportionate consequences** for circumstances created entirely by a prior developer's actions and by decades of inconsistent City records.

Appellants did not construct the unpermitted units, did not seek or fail to build the four-unit configuration reflected in City approvals, and did not benefit from the discrepancy between approved plans and the as-built condition of the Property. Yet, without relief, Appellants alone bear the burden of correcting that discrepancy — potentially through reconstruction of a building configuration that never existed and that even Planning staff acknowledges is infeasible.

Equity and fairness considerations weigh strongly in favor of the proposed project. Appellants are long-term San Francisco residents who have invested deeply in their neighborhood and in the City. They have acted transparently, complied with enforcement direction, spent significant personal resources, and pursued a solution that adds housing rather than seeking to preserve the status quo.

Penalizing good-faith homeowners for a prior developer's failure to construct approved plans would undermine the City's stated goals of encouraging compliance, transparency, and collaboration. By contrast, approving the proposed project ensures that responsibility is addressed proportionally and that City policy is advanced through the creation of real, livable housing.

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## X. Conclusion

This appeal presents the Board of Supervisors with a clear opportunity to resolve a long-standing and unusually complex situation in a manner that is fair, practical, and aligned with San Francisco's housing goals.

The record demonstrates that the four-unit configuration reflected in City approvals was **never constructed**, that reinstating it is **physically infeasible**, and that Appellants have acted consistently in good faith to correct a problem they did not create. The proposed project converts a long-standing discrepancy into a tangible public benefit by adding a new rent-controlled unit while minimizing neighborhood disruption and preserving family housing.

For these reasons, Appellants respectfully request that the Board of Supervisors disapprove the Planning Commission's action and approve the Conditional Use Authorization for the proposed two-unit project at 524 Vallejo Street.

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# EXHIBIT B

## Planning Commission Hearing Record and De Facto Denial

### 524 Vallejo Street – Conditional Use Authorization Appeal

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#### B-1. Purpose of This Exhibit

This Exhibit documents the Planning Commission's December 4, 2025 public hearing on Conditional Use Authorization Application No. 2024-011561CUA for 524 Vallejo Street and the resulting **de facto disapproval** of the application.

At the conclusion of the December 4, 2025 hearing, the Planning Commission voted 3–3 on a motion regarding the Conditional Use Authorization. In the absence of any alternate motion, the Commission's Secretary expressly stated on the record that the Conditional Use Authorization request was "**de facto disapproved**."

As of the date of filing this appeal (**January 5, 2026**) — a full month following the hearing — the Planning Department has not issued a Notice of Decision or Final Motion memorializing the Commission's action. **Appellants have again formally requested these materials from the Planning Department and will promptly supplement this appeal with the Notice of Decision and/or Final Motion upon receipt.**

During this period, Appellants sought clarification regarding their appeal rights and were initially provided inaccurate procedural guidance. On **December 30, 2025**, the Director of Commission Affairs (Jonas Ionin) confirmed—pursuant to direction from the **City Attorney's Office**—that Appellants do, in fact, have the right to appeal the Planning Commission's de facto disapproval. The Director further acknowledged that prior guidance provided to Appellants had been incorrect.

Between **December 30, 2025 and January 5, 2026**, only **two City business days** were available to Appellants to prepare and file this appeal, excluding weekends, City-recognized holidays, winter recess, and a period during which City Hall was closed due to an unplanned power outage.

Given the statutory appeal deadline, the intervening City holiday closures and winter recess, the unavailability of City offices during the power outage, and the continued absence of a written decision as of this filing, Appellants are submitting this appeal based on the most complete and authoritative record currently available. That record includes contemporaneous, official City materials generated at the December 4, 2025 hearing, including the official hearing transcript, draft meeting minutes, and video record.

This Exhibit is submitted to preserve Appellants' appeal rights based on the Planning Commission's stated procedural outcome and to document the Commission's consideration of the application and its de facto disapproval on the record. Submission of this Exhibit is without prejudice to the inclusion of any subsequently issued Notice of Decision or Final Motion should such documents be released.

Accordingly, this Exhibit is provided **in lieu of a Notice of Decision or Final Motion** and consists of the official hearing record establishing that the Conditional Use Authorization application was **de facto disapproved**.

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## B-2. Draft Planning Commission Meeting Minutes

Attached are the draft Planning Commission meeting minutes for December 4, 2025, reflecting:

- The item number and project description for 524–526 Vallejo Street / 4–4A San Antonio Place;
- The motions made by Commissioners, including a motion to continue and a motion to deny;
- The vote counts for each motion; and
- The resulting procedural outcome of the hearing.

12. [2024-011561CUA](#)

(V. PAGE: (628) 652-7396)

524-526 VALLEJO STREET AND 4-4A SAN ANTONIO PLACE – north side between Grant Avenue and Kearny Street; Lot 009 in Assessor's Block 0132 (District 3) – Request for Conditional Use Authorization pursuant to Planning Code Sections 303 and 317 to legalize the merger of three dwelling units on second and third floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building located within a RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill – North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#) (h).

*Preliminary Recommendation: Deny*

*Disclosure from Commissioner Kathrin Moore*

**SPEAKERS:**

- = Vincent Page – Staff report
- + Katelin Holloway – Project sponsor presentation
- + Stephen Sutro – Project sponsor presentation
- Steve Dratler – Illegally merged housing unit, roof deck
- Theresa Flandrich – Supports denial, precedent
- + Jamie Vigil – Present owners should not be punished
- + Kevin Lew – Owners are good people
- + Alex Nor – Thoughtful owners
- + Susan Taylor – Great neighbors
- Georgia Schuttish – Strong tenant protection, enforcement reviewing violations
- + Lindsay Lew – Homeowner in the city
- = Elizabeth Watty – Response to comments and questions

**ACTION:**

After a motion to continue failed +3 -3 (Williams, Imperial, Moore against, Braun absent); and a motion to Deny failed +3 -3 (Campbell, McGarry, So against, Braun absent); De Facto Denied

ADJOURNMENT – 3:16 PM

**The draft minutes record that no motion received four affirmative votes and that the Conditional Use Authorization was therefore not approved.**

**Source:** *San Francisco Planning Commission – Draft Meeting Minutes, December 4, 2025.*

 [20251204\\_cpc\\_min.pdf](#)

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### B-3. Official Planning Commission Hearing Transcript

The official transcript of the December 4, 2025 Planning Commission hearing, prepared and provided by Appellants' expeditor, Deborah Holley, is included as part of this exhibit to document the Commission's deliberations, procedural actions, and ultimate disposition of the Conditional Use Authorization application.

The excerpts included are representative and are provided to document the procedural sequence and outcome of the hearing, including:

- Staff presentation and procedural framing of the item;
- Public testimony and project sponsor presentations;
- Commissioner questions and deliberations;
- Motions made and votes taken; and
- Statements by the Commission Secretary regarding the result of the votes.

The transcript reflects that:

- A motion to continue the matter was made and failed to receive the required number of votes;
- A motion to deny the Conditional Use Authorization was made and seconded;
- The denial motion received three votes in favor and three votes opposed; and
- Following the vote, the Commission Secretary stated on the record:

*"Okay, that motion fails three to three. If there is not an alternate motion, **the conditional use request is de facto disapproved.** I'm not hearing an alternate motion."*

- No alternate motion was made.

*"So there you have it. **It's a 3-3 vote, de facto disapproval.**"*

These transcript excerpts establish that no motion received the four affirmative votes required for adoption and that the Conditional Use Authorization was therefore **de facto disapproved**.

**Source:** Planning Commission Hearing Transcript, December 4, 2025.

W 524 VALLEJO STREET PLANNING COMMISSION HEARING TRANSCRIPT 12.docx ,  
[https://sfgovernmentconnection.com/meetings/Planning\\_Commission/2025-12-04/transcript.html?startTim e=7610.9404&endTime=11498.476](https://sfgovernmentconnection.com/meetings/Planning_Commission/2025-12-04/transcript.html?startTim e=7610.9404&endTime=11498.476)

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### B-4. Planning Commission Hearing Video Recording

A video recording of the December 4, 2025 Planning Commission hearing is publicly available via the City's Granicus platform and is included by reference as part of the official record. **Link:**

[https://sanfrancisco.granicus.com/player/clip/51275?view\\_id=20&redirect=true](https://sanfrancisco.granicus.com/player/clip/51275?view_id=20&redirect=true)

The recording corroborates the procedural sequence reflected in the draft minutes and transcript, including the motions, votes, and on-the-record statements regarding de facto disapproval.

- At minute marker 3:08:03, the discussion to consider a procedural alternative begins, resulting in a motion to continue (3:09:40);
- Motion to continue was seconded and placed before the Commission (3:10:00), resulting in a failing 3-3 vote;
- Denial motion was then put to roll-call vote (3:10:35), again resulting in a de facto denial with a 3-3 vote (3:11:00).

**Source:** San Francisco Planning Commission Hearing Video (Dec. 4, 2025)

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## **B-5. Summary of Record**

The materials included in this exhibit demonstrate that the Planning Commission:

- Considered the Conditional Use Authorization application for 524 Vallejo Street at a duly noticed public hearing;
- Entertained multiple motions regarding the application;
- Failed to adopt any motion receiving four affirmative votes; and
- Stated on the record that the Conditional Use Authorization was therefore **de facto disapproved**.

This exhibit is submitted to establish the procedural posture of the case for purposes of appeal in the absence of a Notice of Decision or Final Motion.

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## **B-6. Reservation of Rights**

Appellants reserve the right to supplement this exhibit with any subsequently issued Notice of Decision, Final Motion, or related documentation generated by the Planning Department or Planning Commission.

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# **SAN FRANCISCO PLANNING COMMISSION**

## **Draft Meeting Minutes**

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Thursday, December 4, 2025  
12:00 p.m.  
Regular Meeting**

**COMMISSIONERS PRESENT:** SO, MOORE, CAMPBELL, IMPERIAL, MCGARRY, WILLIAMS  
**COMMISSIONERS ABSENT:** BRAUN

THE MEETING WAS CALLED TO ORDER BY PRESIDENT SO AT 12:05 PM

**STAFF IN ATTENDANCE:** Aaron Starr, Lisa Gluckstein, Kate Conner, Lisa Gibson, Sarah Richardson, Joshua Switzky, Mat Snyder, Jonathan Vimr, Vincent Page, Elizabeth Watty – Director of Current Planning, Sarah Dennis Phillips – Planning Director, Jonas P. Ionin – Commission Secretary

**SPEAKER KEY:**

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2025-002242CUA (K. AGNIHOTRI: (628) 652-7454)  
85 LIBERTY STREET – southeast corner of Guerrero St; Lot 029 in Assessor's Block 3608 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to allow the removal of an unauthorized dwelling unit at the ground floor of an existing four-story, three-unit residential building within a RM-1 (Residential – Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The

Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#) (h).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular Hearing on October 16, 2025)

**(Proposed for Indefinite Continuance)**

SPEAKERS: Georgia Schuttish – Tenants, SB 330  
ACTION: Continued Indefinitely  
AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
NAYS: None  
ABSENT: Braun

13. [2007.0178DRM](#)

(W. WONG: (628) 652-7466)

2338 19<sup>TH</sup> AVENUE – east side between Santiago Street and Taraval Street; Lot 032 in Assessor's Block 2347 (District 7) – Request for **Mandatory Discretionary Review** of Building Permit Application No. 2016.0217.9787 to modify the elected method of compliance for the Inclusionary Housing Program from providing an on-site unit to payment of the Affordable Housing Per Planning Code Section 415.5(g)(3) within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Take Discretionary Review and Approve with Conditions*

SPEAKERS: Same as Item #1.  
ACTION: Continued to December 18, 2025  
AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
NAYS: None  
ABSENT: Braun

14. [2023-009469DRP](#)

(D. WINSLOW: (628) 652-7335)

77 BROAD STREET – south side between Plymouth and San Jose Avenues; Lot 014A in Assessor's Block 7112 (District 11) – Request for **Discretionary Review** of Permit Application No. 2023.0629.1225 to construct a two-story horizontal and vertical addition to add two dwelling units to a two-story, two-unit building within a RH-2 (Residential House- Two-Family) Zoning District and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#) (h).

*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

SPEAKERS: Same as Item #1.  
ACTION: Continued to January 22, 2026  
AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
NAYS: None  
ABSENT: Braun

**B. CONSENT CALENDAR**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing.

2. [2025-003269CND](#)

(K. YI: (628) 652-7367)

557 FILLMORE STREET – west side between Fell and Oak Streets; Lot 002 in Assessor's Block 0827 (District 5) - Request for **Condominium Conversion** Subdivision pursuant to the General Plan and Subdivision Code Sections 1332 and 1381 to convert a three-story, six unit building into residential condominiums within a RM-1 (Residential- Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Approve*

SPEAKERS: None  
ACTION: Approved  
AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
NAYS: None  
ABSENT: Braun  
MOTION: 21873

## C. COMMISSION MATTERS

### 3. LAND ACKNOWLEDGEMENT

**Commissioner Williams:**

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders, and relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as first peoples.

### 4. CONSIDERATION OF ADOPTION:

- [Draft Minutes for November 13, 2025](#)
- [Draft Minutes for November 20, 2025](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
NAYS: None  
ABSENT: Braun

### 5. COMMISSION COMMENTS/QUESTIONS

None.

### 6. [2026 HEARING SCHEDULE](#)

SPEAKERS: None  
ACTION: Adopted  
AYES: Campbell, McGarry, Williams, Imperial, Moore, So  
NAYS: None  
ABSENT: Braun

## D. DEPARTMENT MATTERS

### 7. DIRECTOR'S ANNOUNCEMENTS

**Sarah Dennis Phillips, Planning Director:**

Good afternoon, commissioners. Happy December. So a couple of short announcements this week. First, the Family Zoning Plan on Monday moved through Land Use Committee and on Tuesday had its first reading at the Board of Supervisors. Aaron Starr will give us more details on that but I did just want to take a moment to, to kind of note to you all that regardless of your feelings on or vote for the plan, I think we can all agree that staff

really went above and beyond in their effort on this over the last couple of years and particularly in the last couple of months and it's been an incredible honor to kind of work with the team that have brought that forward. And I can really say it touched almost every corner of our Department whether it was Environmental Review, Housing Policy thinking about Tenants Rights or even just the staffing and billing that happened behind the scenes to allow us to move that forward. So, it was a real honor. Many of those folks are here today. You've seen many of them over past hearings but incredibly proud of the team and just want to call out that that milestone, that first milestone that moved forward.

Also want to take a moment just as the milestone continues to move forward and we do have another vote at the Board of Supervisors and of course mayoral signing before anything is finished on the Family Zoning Plan to set out an intention that I hope we, and by we, I mean the broader we as well as the commission can use 2026 as a way to unify and move forward on the collective goals that we heard and all share regardless of how we felt about zoning specifics, stability for tenants, support for families and affordability. So I'm really looking forward for the opportunity to kind of collectively move forward on those goals that I know we share.

Budget season is upon us. We obviously will be speaking to you in January about our budget. I'll just note that we don't even as a Department get budget instruction until next week so it'll be a bit of a scramble for us to pull together you know what our goals are given what the budget realities will be for the department this year. We have been told that this budget year will be worse than last year simply because of HR1 and the federal impact to our budget. I don't know what those will be and we look forward to talking to you about January but just know it'll be fast moving for us and for you. So I apologize for that. It's just the reality of the situation that we're in.

And then before we close I do want to call out Permit SF; September 2nd was day 200 of Permit SF. We're coming up on in December Day 300 of Permit SF and so it's just another initiative, partially of the Planning Department but really crossed departmental that has created some really positive reforms that you all have helped us move forward here legislatively and process wise. So we're looking forward to the next 100-day milestone of that coming up in December as well. Thank you.

## 8. REVIEW OF PAST EVENTS AT THE BOARD OF SUPERVISORS, BOARD OF APPEALS AND HISTORIC PRESERVATION COMMISSION

### **Aaron Starr, Manager of Legislative Affairs:**

Good afternoon, commissioners, Aaron Starr, Manager of Legislative Affairs.

### **250815 Planning Code - Inclusionary Housing Waiver and Land Dedication in Well-Resourced Neighborhoods. Sponsor: Melgar. Staff: V. Flores.**

First on the land use agenda this week was Supervisor Melgar's ordinance that would amend the Planning Code to allow the City to waive the Inclusionary Housing requirements for projects in areas outside of the Priority Equity Geography Special Use District.

Commissioners, you heard this item on October 9th and adopted a recommendation of approval with modifications.

1. Explicitly prohibit condominium conversion of the new units resulting from this proposed Ordinance.
2. For the Land Dedication Alternative, specify the minimum housing requirements for the dedicated land.

When Supervisor Melgar introduced the item, she confirmed that she was incorporating both of the Planning Commission recommendations. Additionally, she introduced two additional amendments:

1. Limit the eligibility of the alternative to projects within RH, RM, or NCs with a height limit of 65 feet or less located in Well-Resourced Neighborhoods. Previously there were no zoning or height qualifiers.
2. Include the location and number of units approved under this program within the Housing Inventory Report and require that Planning and/or the Rent Board note their existence on a publicly-accessible website.

There were no public comments or further discussion from the Committee. The item was amended and forwarded to the Board with positive recommendation.

### **250926 Planning, Administrative Codes - Tenant Protections Related to Residential Demolitions and Renovations. Sponsors: Chen. Staff: Leon-Farrera.**

Next on the agenda was Supervisor ordinance that would add tenant protections to residential demolitions and renovations. This item was continued from the November 17<sup>th</sup> hearing.

At this hearing, Committee member Supervisor ChyAnne Chen introduced several amendments to the Definitions in Section 317. These included the "Residential Definition" proposed by the Department at the November 6 Planning Commission hearing, along with other changes that closely mirror those presented at that hearing. Additional amendments included:

1. Extending the definition of "Existing Occupant" to individuals displaced within the previous five years due to a serious and imminent hazard;
2. A minor revision to one of the required findings; and
3. A new requirement for the Planning Department to submit a report on the impact of the ordinance within three years, including recommended modifications as appropriate or needed.

Supervisor Melgar proposed an amendment requiring landlords withdrawing a unit under the Ellis Act to disclose whether they intend to demolish the unit within the next five years.

There were approximately eight members of the public that provided comments, all expressing strong support for the ordinance.

The Committee unanimously accepted all amendments introduced and continued the ordinance to December 8, 2025, as the amendments were substantive.

**240637 Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD. Sponsor: Mandelman. Staff: Starr.**

Next the Committee heard Supervisor Mandelman's ordinance amending the Central Neighborhoods Large Residence SUD,

This item was continued from the November 17 hearing after being amended so that it could be synched up with the Family Zoning Plan. During the hearing, Supervisor Mandelman introduced the item and requested the Committee forward this item to the Board as a Committee Report alongside the Family Zoning Package. There were no public comments or further discussion from the Committee. The item was forwarded to the Board with positive recommendation as a Committee Report.

**250966 General Plan Amendments - Family Zoning Plan. Sponsor: Planning Commission. Staff: Chen.**

**250700 Zoning Map - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.**

**250701 Planning, Business and Tax Regulations Codes - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.**

**Planning, Business and Tax Regulations Codes - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.**

**250985 Local Coastal Program Amendment - Family Zoning Plan. Sponsor: Mayor. Staff: Mayor.**

And for the last time, the Land Use Committee considered the suite of ordinance that implements the Mayor's Family Zoning Plan. This included Supervisor Mandelman's proposed amendments that this committee heard on November 20. To start off, the Committee heard statements from Board President Mandelman and Supervisor Sauter, who each described amendments they proposed to add to the Planning Code ordinance (BOS File No. 250701).

Supervisor Sauter proposed non-substantive amendments to his earlier commercial replacement incentive in the Local Program, which had been adopted into the ordinance at a prior hearing. The amendment is intended to make the incentive easier to use and encourage project sponsors to replace existing commercial uses. It does this by clarifying the ability to split larger commercial spaces into multiple smaller ones.

President Mandelman described his amendment to prohibit lot mergers on sites with historic resources, which the Planning Commission recommended approval of at the November 20th hearing. He expressed his support for the Commission's recommended modifications, which included:

- 1) referencing the Planning Code's existing definition of "Historic Building"
- 2) clarifying that the standards in the Housing Choice - SF Program shall prevail in any instance where the Preservation Design Standards are inconsistent with modified standards of the Local Program; and
- 3) clarifying that the lot merger prohibition shall only apply to Housing Development Projects as defined in state law.

Afterwards, the Committee heard a presentation from Department staff regarding the Planning Commission action on Mandelman's proposed lot merger prohibition. This was followed by public

comments where approx. 25 members of the public spoke. Comments varied greatly between being opposed to and supportive of the rezoning.

The committee then voted to include all the proposed amendments into the respective files. This then led to Supervisor Mahmood motioning to table Mandelman's ordinance since those amendments had been added to the original file.

Supervisor Chyanne Chen made a quick motion to send the suite of changes without recommendation. This motion was rejected by the other two committee members. A motion was then made to forward all items to the Board with a positive recommendation, that motion passed on a 2-1 vote with Supervisor Chyanne Chen voting against. The Planning Code, Zoning Map, and General Plan amendments were all sent as a committee report while the coastal program amendment will be heard on 12/9 for first read.

#### **Full Board**

[250426](#) Planning Code, Zoning Map - San Francisco Gateway Special Use District Sponsors: Walton; Fielder, Chen, Melgar and Dorsey. Staff: Pantoja. PASSED Second Read

[240637](#) Planning Code, Zoning Map - Central Neighborhoods Large Residence SUD, Corona Heights Large Residence SUD. Sponsor: Mandelman. Staff: Starr. Passed First Read

[250966](#) General Plan Amendments - Family Zoning Plan. Sponsor: Planning Commission. Staff: Mayor 36

[250700](#) Zoning Map - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.

[250701](#) Planning, Business and Tax Regulations Codes - Family Zoning Plan. Sponsor: Mayor. Staff: Chen.

And last but certainly not least the Board passed on first reading the General Plan, Zoning Map, Planning Code Amendments related to the Mayor's Family Zoning Plan. There was much discussion on this issue with most Supervisors weighing in on the proposed amendments. Most if not all commentator's recognized Supervisor Melgar as having done an exemplary job moving this massive change to San Francisco's zoning laws through the committee process.

After most of the supervisors had spoken, Supervisor Melgar addressed the comments from the dissenting supervisors point by point, providing a through and tough rebuttal to critics of the plan. She defended the amendment process and expressed disappointment that even though many of Supervisor Chan and Chen's amendments were added to the ordinance they still refused to support the plan.

Supervisor Connie Chan proposed a last-minute amendment, seconded by Supervisor Walton, that would have exempted all rent-controlled housing from the local program. Currently, residential developments with 3 or more rent controlled units are exempt. The reason for this threshold is because some single-family homes have UDUs, making both units subject to rent control. Supervisor Connie Chan's amendment would have reduced the capacity provided by the rezoning, which several members of the board cited as a reason they opposed the amendment. Those in support were seeking to protect every rent-controlled unit; however, the amendment would not have prohibited the demolition of rent controlled units. It only would have exempted them from the local program.

When the votes came, the Supervisor Connie Chan's amendment failed 7-4 with Supervisors Walton, Chan, Chen and Fielder voting for the amendment. This same vote split happened when the whole package came up for a vote, meaning that Supervisors Mandelman, Melgar, Dorsey, Sauter, Mahmood, Wong, and Sherrill all voted in favor of the Mayor's Family Zoning Plan.

#### **E. GENERAL PUBLIC COMMENT**

SPEAKERS: Georgia Schuttish – Article in the Wallstreet Journal NY City offices to apartments  
Tom Radulovich, Livable City – SB1425 compliance

#### **F. REGULAR CALENDAR**

The Commission Hearing Procedures provide for presentations by staff; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expediters, and/or other advisors.

9. (L. GLUCKSTEIN: (628) 652-7475)

**SB 79 AND STATE LEGISLATION UPDATE** – **Informational Presentation** – Staff will update the Commission on Planning-related state bills that have passed in 2025, with a focus on SB 79 and its implementation in San Francisco. New laws passed via budget trailer bills AB 130 and SB 131 are already in effect; however, most bills passed during the regular legislative session will go into effect on January 1, 2026. The key provisions of SB 79 will go into effect July 1, 2026.

*Preliminary Recommendation: None – Informational*

SPEAKERS: = Sarah Dennis Phillips – Staff introduction

= Lisa Gluckstein – Staff presentation

= Kate Conner – Staff presentation

= Lisa Gibson – Staff presentation

= Sarah Richardson – Staff presentation

= Georgia Schuttish – Maps

= Joshua Switzky – Response to comments and questions

= Sarah Dennis Phillips – Response to comments and questions

ACTION: Reviewed and Commented

10. **2025-004714GPR**

(M. SNYDER: (628) 652-7460)

**MISSION BAY SOUTH REDEVELOPMENT PLAN AMENDMENTS ENABLING THE MISSION BAY SOUTH BLOCK 4E (MBS 4E) PROJECT** – MBS 4E is bounded by Third Street on the east, Mission Rock Street on the north and China Basin Street on the south, Lot 029B in Assessor's Block 8711 (District 6) – **General Plan Conformity Findings** – Pursuant to Section 4.105 of the Charter and Section 2A.53 of the Administrative Code of the City and County of San Francisco, recommending General Plan conformity findings for amendments to the Redevelopment Plan for the Mission Bay South Redevelopment Project that would (1) increase the overall cap of allowed dwelling units within the Project Area by 250 units from 3,440 dwelling units to 3,690 dwelling units, and (2) to increase the maximum building height on north side of the MBS 4E block from 160 feet to 250 feet; and making findings with the eight priority policies of Planning Code Section 101.1. The amendments would enable the MBS 4E Project, which would construct 398 100% affordable housing units on an empty lot in two buildings and phases. The two new buildings would extend to 160-feet and 225-feet in height and would include affordable units at various AMIs with some units exclusively set aside for families that have experienced homelessness. The Office of Community Investment and Infrastructure (OCII) is the lead agency for purposes of CEQA review of this project. The Planning Commission is a responsible agency under CEQA and will be relying on OCII's CEQA decision for purposes of this action.

*Preliminary Recommendation: Adopt Findings and a Recommendation for Approval*

SPEAKERS: = Mat Snyder = Staff presentation

+ Philip Wong – OCII presentation

+ Yakuh Askew, YA Studio – Design presentation

+ Witt Turner, HAC – Responsible planning

- Peter Brandon – Too costly, unaffordable

- Speaker – Geotech risks

ACTION: Adopted Findings and a Recommendation for Approval

AYES: Campbell, McGarry, Williams, Imperial, Moore, So

NAYS: None

ABSENT: Braun

MOTION: 21874

11. **2020-011001OFA**

(J. VIMR: (628) 652-7319)

**120 STOCKTON STREET** – northeast corner of O'Farrell Street; Lot 017 in Assessor's Block 0313 (District 3) – Request for **Office Development Authorization** (aka Office Allocation) pursuant to Planning Code Sections 320-325 to authorize up to 111,660 square feet of office space (representing an additional 61,661 square feet to the existing 49,999 square feet of office space) from the Office Development Annual Limit in order to convert

existing retail spaces on floors 2, 3, and 6 of the subject property to a general office use. Should the project be completed, the building would contain a total Gross Floor Area of 111,660 square feet of office and 127,914 square feet of retail use. The Project Site is located within a C-3-R (Downtown-Retail) Zoning District, Priority Equity Geographies SUD (Special Use District), and 80-130-F Height and Bulk District. No exterior alterations are proposed as work would be limited to interior tenant improvements. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#) (h).

*Preliminary Recommendation: Approve with Conditions*

[Disclosure from Commissioner Campbell](#)

SPEAKERS: = Jonathan Vimir – Staff report  
+ Tuija Catalano – Project sponsor presentation  
+ Todd Saunders – Project sponsor presentation

ACTION: Approved

AYES: McGarry, Williams, Imperial, Moore, So

NAYS: None

RECUSED : Campbell

ABSENT: Braun

MOTION: 21875

12. [2024-011561CUA](#)

(V. PAGE: (628) 652-7396)

524-526 VALLEJO STREET AND 4-4A SAN ANTONIO PLACE – north side between Grant Avenue and Kearny Street; Lot 009 in Assessor's Block 0132 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to legalize the merger of three dwelling units on second and third floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building located within a RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill – North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD (Special Use District), and 40-X Height and Bulk District. The Planning Department found that the project is exempt from the California Environmental Quality Act (CEQA). The Commission's action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#) (h).

*Preliminary Recommendation: Deny*

[Disclosure from Commissioner Kathrin Moore](#)

SPEAKERS: = Vincent Page – Staff report  
+ Katelin Holloway – Project sponsor presentation  
+ Stephen Sutro – Project sponsor presentation  
- Steve Dratler - Illegally merged housing unit, roof deck  
- Theresa Flandrich – Supports denial, precedent  
+ Jamie Vigil – Present owners should not be punished  
+ Kevin Lew – Owners are good people  
+ Alex Nor – Thoughtful owners  
+ Susan Taylor – Great neighbors  
- Georgia Schuttish – Strong tenant protection, enforcement reviewing violations  
+ Lindsay Lew – Homeowner in the city  
= Elizabeth Watty – Response to comments and questions

ACTION: After a motion to continue failed +3 -3 (Williams, Imperial, Moore against, Braun absent); and a motion to Deny failed +3 -3 (Campbell, McGarry, So against, Braun absent); De Facto Denied

**ADJOURNMENT – 3:16 PM**

## 524 VALLEJO STREET PLANNING COMMISSION HEARING TRANSCRIPT 12.4.25

THIS IS A CONDITIONAL USE AUTHORIZATION COMMISSIONER MOORE YOU HAVE A DISCLOSURE? >> I WISH TO DISCLOSE THAT I

HAVE A PROFESSIONAL RELATIONSHIP WITH THE HUSBAND OF MISS HOLLY WHO IS THE PLANNING CONSULTANT LISTED ON THIS PROJECT AS A PROJECT SPONSOR.

MISS HOLLY IS NOT IS NOT THE PROPERTY OWNER AND I DO NOT BELIEVE THAT THAT RELATIONSHIP I MENTIONED HAS ANY IMPACT ON MY ABILITY TO TO IN TO BE IMPARTIAL ON THIS MATTER.

BUT I ASK THAT THE MINUTES REFLECT THIS DISCLOSURE.

>> GOOD AFTERNOON COMMISSIONERS VINCENT PAIGE PLANNING DEPARTMENT STAFF THE PROJECT BEFORE YOU TODAY IS A REQUEST FOR A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 317 TO LEGALIZE THE MERGER OF THREE DWELLING UNITS INTO ONE UNIT AND TO REINSTATE A FOURTH DWELLING UNIT ON THE GROUND FLOOR OF AN EXISTING RESIDENTIAL BUILDING LOCATED AT 524 VALLEJO STREET AND SUPERVISOR DISTRICT THREE. >> FOR CONTEXT THE SUBJECT PROPERTY WAS ORIGINALLY DEVELOPED IN 1907 WITH TWO RESIDENTIAL FLATS 524 AND 526 FLOW STREET BETWEEN 2013 AND 2016 TWO UNAUTHORIZED UNITS FOUR AND FOUR A SAN ANTONIO PLACE WERE LEGALIZED AS PART OF AN INTERIOR AND EXTERIOR REMODEL. AT SOME POINT BETWEEN 2016 AND 2022 ALL FOUR UNITS WERE MERGED WITHOUT AUTHORIZATION AND THE SUBJECT PROPERTY HAS BEEN FUNCTIONING AS A SINGLE FAMILY DWELLING EVER SINCE. EVEN THOUGH THE ASSESSOR RECORDER'S DATA FOR THE PROPERTY REFLECTS THAT IT IS LEGALLY A FOUR UNIT BUILDING. THE PLANNING DEPARTMENT OPENED

AN ENFORCEMENT CASE IN JANUARY 2022 IN RESPONSE TO A PUBLIC INITIATED COMPLAINT ABOUT THE MERGER.

>> THE PROJECT PROPOSAL IS TO LEGALIZE THE REMOVAL THROUGH MERGER OF TWO OF THE UNITS AND TO REPLACE THE FOURTH UNIT THAT WAS ALSO MERGED THROUGH THE ADDITION OF A STUDIO STUDIO UNIT ON THE GROUND FLOOR BEHIND THE GARAGE WHILE THE PLANNING DEPARTMENT CANNOT DEFINITIVELY DETERMINE WHETHER OR NOT THE UNITS PROPOSED FOR MERGER ARE SUBJECT TO THE RENT ORDINANCE THIS BEING EXCLUSIVE PURVIEW OF THE RENT BOARD, IT CAN BE ASSUMED THAT BASED ON THE AGE OF THE BUILDING THESE UNITS ARE LIKELY RENT CONTROLLED. >> THE DEPARTMENT HAS RECEIVED NINE LETTERS IN SUPPORT OF THE PROJECT AND FIVE LETTERS IN OPPOSITION TO FROM FORMER TENANTS WHO WERE BOUGHT OUT DURING THE REMODEL. ONE FROM A NEIGHBOR AND ONE FROM THE CHINATOWN COMMUNITY DEVELOPMENT CENTER AND ONE FROM AN INTERESTED MEMBER OF THE PUBLIC OPPOSITION TO THE PROJECT IS CENTERED ON THE FACT THAT IT WOULD RESULT IN THE LOSS OF TWO UNITS OF RENT CONTROLLED HOUSING AND THAT APPROVAL COULD SET A PRECEDENT WHERE PROPERTY OWNERS MERGED UNITS WITHOUT AUTHORIZATION WITH THE EXPECTATION THAT THIS MAY BE LEGALIZED AT THE PLANNING COMMISSION ALL OF THE LETTERS IN SUPPORT OF THE PROJECT COME FROM FRIENDS OR NEIGHBORS OF THE PROPERTY OWNERS. SUPPORT FOR THE PROJECT IS CENTERED AROUND THE FACT THAT IT WOULD PRESERVE A FAMILY SIZED DWELLING UNIT AND WOULD REPLACE ONE UNIT ONE OF THE UNITS THAT WAS MERGED. SUPPORTERS OF THE PROJECT ALSO NOTE THAT THE CURRENT OWNERS ARE NOT THE ONES WHO ACTUALLY CAUSED THE MERGER. THE DEPARTMENT'S RECOMMENDATION THAT THE PLANNING COMMISSION DENY THE PROJECT IS ROOTED IN THE OBJECTIVES AND POLICIES

OF THE HOUSING ELEMENT OF THE GENERAL PLAN WHICH CALLED FOR THE CREATION OF 82,000 UNITS OF NEW HOUSING AND DISCOURAGE THE

LOSS OF EXISTING HOUSING IN ORDER TO RESPOND TO THE

CITY'S DECADES LONG HOUSING SHORTAGE AND HOUSING AFFORDABILITY CRISIS. >> 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 HOUSING SUPPLY. IN LIGHT OF ALL OF THESE FACTS,

THE DEPARTMENT IS AND IS UNABLE TO SUPPORT THE PROJECT

AND FINDS THAT 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.

>> THIS CONCLUDES MY PRESENTATION AND I'M AVAILABLE FOR ANY QUESTIONS. >> PROJECT SPONSOR YOU HAVE

FIVE MINUTES. THANK YOU.

BEFORE WE GET GOING WE HAVE SOME SLIDES. CAN WE HAVE A MOMENT TO GET THINGS LOADED?

SURE. THANK YOU.

>> SORRY. OKAY.

THANK YOU, STEPHEN. >> CAN WE GO TO THE COMPUTER?

>> SORRY. >> THANK YOU.

MAY I START? YES, COMMISSIONERS. THANK YOU SO MUCH FOR YOUR TIME TODAY.

MY NAME IS CAITLIN HOLLOWAY. MY HUSBAND BEN RAMIREZ AND I

OWN THE PROPERTY AT 5 TO 4 VALLEJO.

WE LIVE IN THIS HOME WITH OUR TWO YOUNG BOYS, LUCA AND JUNO. AND WE ARE HERE TODAY BECAUSE WE WANT TO DO EXACTLY WHAT THE

CITY ENCOURAGES HOMEOWNERS TO DO CREATE REAL SAFE, LIVABLE

HOUSING. AND I WANT TO EMPHASIZE THAT WE'RE HERE IN PARTNERSHIP TODAY NOT AS ADVERSARIES.

BEN AND I HAVE CALLED NORTH BEACH HOME FOR MORE THAN 22 YEARS AFTER A LIFETIME OF RENTING AND BUILDING OUR LIVES AND OUR CAREERS HERE, WE FINALLY BECAME FIRST TIME HOMEOWNERS IN 2021 WHEN WE FIRST BOUGHT THE HOME AT 5 TO 4 VALLEJO WE INHERITED THE HOME EXACTLY AS THE FAMILY BEFORE US HAD LIVED IN IT AND MORE STRIKINGLY EXACTLY HOW THEY HAD RECEIVED IT FROM THE DEVELOPER WHO RENOVATED IT BEFORE THEM FOR NEARLY A DECADE THROUGH TWO SALES THOUSANDS OF PHOTOS, MLS LISTINGS AND LENDER INSPECTIONS THE PROPERTY HAS HAD ONE LAYOUT, ONE ARCHITECTURE AND ONE USE A SINGLE FAMILY HOME WITH A SINGLE KITCHEN. BUT SHORTLY AFTER MOVING IN WE LEARNED THAT THE CITY'S RECORDS SHOWED SOMETHING VERY, VERY DIFFERENT. A FOUR UNIT PLAN APPROVED IN 2013 THAT BEST AS WE CAN TELL WAS NEVER ACTUALLY BUILT BUT RATHER EXISTS ON PAPER ONLY. IN 2016 DEBRA ISSUED A CERTIFICATE OF FINAL COMPLETION FOR THE ACTUAL STRUCTURE THAT EXISTED ON SITE AND BY THE 2017 SALE THE FLOORPLANS ALREADY MATCHED EXACTLY THE HOME IN WHICH WE ARE LIVING. IT IS CLEAR THAT THE FOUR UNITS FROM THE 2013 PLANS HAVEN'T EXISTED IN THIS BUILDING FOR NEARLY A DECADE. IF EVER NOT ONE OF THOSE UNITS THAT WAS APPROVED HAS EVER BEEN AVAILABLE TO RENT. NOT ONE HAS SUPPORTED A FAMILY AND NOT ONE HAS ADDED TO OUR INVENTORY. SO NOW IS THE FAMILY LIVING HERE FULL TIME WERE PUT IN AN INTERESTING AND STRANGE POSITION. WE'RE BEING ASKED TO PRESERVE OR REINSTATE UNITS THAT DON'T ACTUALLY EXIST BUT THAT'S WHY WE'RE HERE TO FIX A LONG STANDING PROBLEM A PROBLEM WE DID NOT CREATE BUT ONE THAT WE'RE WILLING TO TAKE ACCOUNTABILITY FOR AND SOLVE OPENLY, HONESTLY AND WITH YOUR

SUPPORT. WE TRIED IN EARNEST TO FOLLOW THE INITIAL DIRECTION TO REINSTATE ALL FOUR UNITS.

WE FILED PLANS, PAID THE FEES AND HIRED TOP ARCHITECTS AND IT BECAME CLEAR THAT IN DOING SO WOULD NOT ONLY BE GROSSLY INFEASIBLE AND INEFFICIENT, IT WOULD REQUIRE MAJOR RECONSTRUCTION, PRODUCE LOW QUALITY UNITS AND WOULD ALMOST

CERTAINLY DISPLACE OUR FAMILY. SO WE LOOKED FOR A BETTER SOLUTION ONE THAT ALIGNS WITH YOUR POLICIES WITH SB 330 AND WITH YOUR RECENT APPROVAL OF 1090 RANDOLPH A NEARLY IDENTICAL FACT PATTERN. >> WE'RE ASKING FOR SUPPORT TO

CONVERT OUR LONG STANDING SINGLE FAMILY HOME INTO A TRUE TWO UNIT BUILDING A FAMILY HOME UPSTAIRS AND AN A STUDIO DOWNSTAIRS SAFE QUALITY HOUSING THAT SOMEONE IN THIS NEIGHBORHOOD CAN ACTUALLY LIVE IN.

THE GREATER GOOD HERE IS THIS TURNING GHOST UNITS INTO REAL HOMES FOR REAL PEOPLE. WE JUST WANT TO LIVE HERE PEACEFULLY COMPLIANTLY AND IN PARTNERSHIP WITH OUR COMMUNITY THAT WE LOVE SO MUCH. A DENIAL LEAVES US CARRYING THE

CONSEQUENCES OF A DEVELOPER'S CHOICES AND APPROVAL TURNS THIS INTO A WIN FOR A CITY A WIN FOR OUR NEIGHBORHOOD AND A WIN FOR OUR FAMILY. SO I'LL NOW TURN IT OVER TO OUR ARCHITECT STEPHEN SUTRO WHO WILL WALK YOU THROUGH THE

VISUALS THAT SHOW WHY THIS HOME HAS AN EVER FUNCTION IN ALIGNMENT WITH A 2013 PLAN. >> THANK YOU VERY MUCH.

HELLO COMMISSIONERS. MY NAME IS STEPHEN SUTRO AND I'M THE ARCHITECT FOR 5 TO 4 VALLEJO.

I HAD NO INVOLVEMENT WITH THE DEVELOPERS WORK. I'D LIKE I LIKE TO WALK YOU THROUGH THE PHYSICAL EVIDENCE OF WHAT THE BUILDING ACTUALLY IS AND WHY THE PROPOSAL FOR YOU IS THE ONLY FEASIBLE UNIT PRODUCING PATH WE COMPLETED

FULL AS BUILT AS BUILT DOCUMENTATION AND THE LAYOUT MATCHES THE 2017 MLS FLOOR PLANS AND PHOTOGRAPHS.

EXACTLY EVERYTHING REFLECTS THE SINGLE FAMILY LAYOUT WITH ONE KITCHEN, ONE INTERCONNECTED STAIRWAY AND NO UNIT SEPARATE LINES. ONE KEY EXAMPLE IS THE OPEN MODERN STAIRCASE THAT CONNECTS ALL LEVELS ITS FLOATING DESIGN AND GLASS GUARDRAILS CANNOT BE MADE FIRE RATED AS THE DEVELOPER PLAN WOULD HAVE REQUIRED. IT IS COMPLETELY INCOMPATIBLE WITH MULTI-UNIT CONFIGURATION.

THIS TYPE OF STAIR MUST BE BUILT DURING FRAMING AND IT CANNOT BE RETROFITTED AFTER FINAL INSPECTION.

DB ISSUED THE CERTIFICATE OF FINAL COMPLETION ON MAY 9TH, 2016 THE STRUCTURAL INSPECTION SHOW THAT THE BUILDING'S STRUCTURAL LAYOUT WAS FULLY ESTABLISHED AT THAT TIME.

THE STRUCTURAL LAYOUT MATCHES THE CONDITION THAT WE SEE TODAY NOT THE DEVELOPER'S PLANS, THE DIFFERENCES BETWEEN THE 2013 DEVELOPER PLANS AND THE 2017 HOURS BUILT INCLUDE GROSSLY RELOCATED LOWERED LOAD BEARING WALLS A DIFFERENT POSITION OF THE ELEVATOR SHAFT. THE OPEN STAIRWELL AND CONSOLIDATED CIRCULATION. THESE ARE ALL FRAMING STAGE ELEMENTS THAT CANNOT BE MODIFIED AFTER FINAL INSPECTION

WITHOUT A MAJOR CONSTRUCTION PROJECT LEADING US TO QUESTION WHEN IT ACTUALLY HAPPENED REINSTATING THE FOUR UNITS APPROVED ON PAPER WOULD REQUIRE MAJOR STRUCTURAL RECONFIGURATION MULTIPLE NEW KITCHENS, BATHROOMS, NEW FIRE SEPARATIONS AND ENTIRELY NEW EGRESS PATHS.

EVEN THEN THE RESULTING UNITS WOULD BE EXTREMELY SMALL AND NOT WELL SUITED FOR FAMILIES.

>> AT 1090 RANDOLPH YOU APPROVED A NEARLY IDENTICAL FACT PATTERN AS CAITLYN MENTIONED, UNITS EXISTED ON PAPER BUT NOT IN THE AS BUILT CONDITION. >> THE COMMISSION RELIED ON THE PHYSICAL VERA VERIFIED PHYSICAL

LAYOUT JUST AS THE EVIDENCE SUPPORTS HERE.

SO IN SUMMARY A TWO AND IT CONFIGURATION IS REALLY THE ONLY REASONABLE PATH THAT KEEPS A FOUR PERSON FAMILY IN THE

BUILDING IN NORTH BEACH ADDS ANOTHER REAL USE HOUSING UNIT AND ALIGNS WITH THE PATTERN ALONG VALLEJO STREET WHERE MANY WHERE FAMILY UNITS ARE PART OF THE FABRIC.

>> THANK YOU. IF THAT CONCLUDES PROJECT PRESENTATION OR OPEN UP PUBLIC COMMENT MEMBERS OF THE PUBLIC THIS IS YOUR OPPORTUNITY TO ADDRESS THE COMMISSION ON THIS MATTER. >> YOU NEED TO COME FORWARD.

>> THANK YOU FOR YOUR THANK YOU  
. I NEED TO GET

MR. BRADLEY READY. >> YEAH I HAVING A MY FIRST DRIVE DIDN'T WORK BUT I'VE GOT A SECOND DRIVE AND I I'M READY.

>> VERY GOOD. THANK YOU.

>> GOOD AFTERNOON. MY NAME IS JERRY DE RATTNER  
AND I FULLY SUPPORT THE PLANNING DEPARTMENT RECOMMENDATION TO DENY THE  
SEAWAY TO REMOVE TWO HOUSING  
UNITS FROM A SUBJECT BUILDING A 2011 PLANNING DEPARTMENT A.E  
45242526 VALLEJO AND TWO UNITS AT THE BACK OF THE BUILDING AS  
BUSINESS OFFICES DOCUMENTS THE EXISTENCE OF THE FOUR HOUSING  
UNITS THERE IS NO DISCREPANCY IN THE CITY RECORDS AND THERE  
ARE NO PHANTOM UNITS. THE \$4.9 MILLION 3700 SQUARE  
FOOT PROPERTY HAS BEEN ILLEGALLY OCCUPIED AS A SINGLE  
FAMILY HOME FOR THE LAST EIGHT YEARS AND THE CITY HAS NEVER  
ADDRESSED THE ILLEGAL DEC 2023 BUILDING PERMIT FILED BY THE  
PROJECT SPONSOR TO ADDRESS THE 2022 AND WE WAS NEVER ISSUED

THIS IS A PETER ISKANDER PROJECT HE ALSO ILLEGALLY MERGED HOUSING UNITS AND CONSTRUCTED AN UNPERMITTED DECK AT 460 VALLEJO STREET WHICH WILL BE BEFORE YOU AS WELL AS SOME OTHER PROJECTS THIS THIS IS THE PERMIT THAT LEGALIZED THE TOTAL OF FOUR UNITS WHY ARE TWO PETER ISKANDER OR UNPERMITTED ROOF DECK AN UNPERMITTED DWELLING UNIT MERGERS ON VALLEJO STREET UNRESOLVED YEARS AFTER THE NOTE WAS ISSUED THE IMAGE ON THE RIGHT IS FOR 60 VALLEJO STREET. THE DECK THERE INCLUDES A SWIMMING POOL THAT HOUSE WAS OFFERED FOR SALE FOR \$13 MILLION.

ARE THESE PETER ISKANDER PROJECTS REPRESENTED OF THE PLANNING DEPARTMENT'S CODE ENFORCEMENT EFFORTS ON THE LEFT PART OF THE SLIDE YOU SEE FOR 65 VALLEJO STREET THE A.E HAS BEEN UNDER REVIEW FOR SEVEN YEARS.

THIS IS IMAGES OF THE PENTHOUSE ON THE TOP OF THE SUBJECT PROPERTY AND THE UNPERMITTED FRONT DECK ON THE RIGHT IMAGE YOU CAN SEE BUILDINGS IN BACK OF THE PENTHOUSE.

THIS IS AN IMAGE OF THE DECK THAT'S UNPERMITTED BEHIND THE PENTHOUSE. THE BARBECUE IS UNDER THE FIRE ESCAPE AND IS SITTING ON A WOODEN DECK. THE BARBECUE IS THE BARBECUE 3 TO 5FT FROM THE PROPERTY LINE AND DOES THE INSTALLATION MEET THE FIRE CODE?

I DOUBT THE PEOPLE IN THE ADJOINING BUILDINGS FIND THE ILLEGAL DECK NECESSARY OR DESIRABLE.

>> THIS BUILDING THE AS BUILT OF 4516FT2 INCLUDES A 736 SQUARE FOOT GARAGE WHICH IS 302FT2 LARGER THAN THE PROPOSED 432 SQUARE FOOT UNIT. THE NUMBERS ON THE LEFT ARE NONSENSE BECAUSE THEY CAN'T BE 4500 SOME FEET BECAUSE THEY

DON'T INCLUDE THE GARAGE. >> THANK YOU.

>> NEXT SPEAKER GOOD AFTERNOON, COMMISSIONERS TRAYS OF LAND  
RICK NORTH BEACH TENANTS COMMITTEE I'M HERE IN SUPPORT  
OF THE DENIAL OF OF THIS PROJECT.

I COMMEND BOTH THE DEPARTMENT AS WELL AS I'M URGING YOU AS A  
COMMISSION TO TO SUPPORT US IN NOT GOING ALONG WITH THE  
SEAWAY AGAIN, PUBLIC RECORDS HAVE SHOWED DIFFERENT THINGS AT  
DIFFERENT TIMES. CERTAINLY ENFORCEMENT IS ONE.

>> BUT WHAT HAS BEEN CLEAR IS THAT THIS IS A WAS A FOUR UNIT  
BUILDING BUILT IN 1907. YOU ALSO HAVE THE LETTERS FROM  
TWO OF THE TENANTS. >> I UNDERSTOOD THERE WERE  
GOING TO BE THREE BUT ANYWAY SO WHEN TWO OF THOSE TENANTS SAY  
THAT THEY WERE FORCED OUT IN 2013 ONE HAD HAVING LIVED  
THERE FOR 27 YEARS AND ONE HAVING LIVED THERE FOR 17 YEARS  
SOMETHING IS VERY DIFFERENT THAN WHAT YOU'VE BEEN HEARING  
THUS FAR. >> I DO KNOW THAT IN 2013 WE  
HAD A HUGE WAVE OF SPECULATION THAT SWEPT THROUGH AND SWEPT  
OUT 69 TENANTS WITHIN EIGHT BLOCKS OF THIS SITE.

>> THEY WERE RENT CONTROLLED BUILDINGS.

>> THERE WERE DIFFERENT WAYS OF GETTING PEOPLE OUT AND AGAIN,  
69 PEOPLE LOOKING FOR AN ALTERNATIVE HOME IN THAT SAME  
YEAR IN JUST EIGHT BLOCK RADIUS.

>> SO WE CANNOT WE CANNOT AFFORD TO LOSE AND LEGALLY EYES  
WHAT WAS LOST HERE IN TERMS OF THREE ADDITIONAL UNITS THAT  
HOUSED FOUR HOUSEHOLD NEEDS I'M ASKING YOU TO NOT SET A  
PRECEDENT TO NOT GO ALONG WITH WITH DOING THE LEGALIZATION OF

THE EXISTING TWO ONE SIT A TWO UNIT BUILDING THERE WITH THE REAR HAVING AN ADDITIONAL TWO I THIS IS NOTHING AGAINST THE PEOPLE WHO CURRENTLY LIVE THERE. >> IT IS AGAINST IT. WE CANNOT LOSE MORE AND CONTRIBUTE TO THE LOSS OF MORE RENT CONTROLLED HOUSING ABOVE ALL SO PLEASE DON'T ALLOW THIS TO BE SET AS A PRECEDENT.

>> THERE ARE ALTERNATIVES CERTAINLY I PERSONALLY WOULD SUE NOT ONLY THE REALTOR ALSO THE DEVELOPER AND THEN USE MONEY FROM THAT BECAUSE BELIEVE ME THE DEVELOPER HAS MADE MILLIONS OVER THE YEARS BUT TO THEN RESTORE THOSE UNITS THAT HAVE INDEED BEEN REMOVED SO THANK YOU AND PLEASE SUPPORT THE DENIAL OF THIS SEAWAY. THANK YOU.

>> HI THERE. GOOD AFTERNOON. MY NAME IS JAMIE VIGIL. I AM A NEIGHBOR OF BEN AND CAITLIN'S ACROSS THE STREET AT 533 VALLEJO STREET.

>> WE'VE LIVED THERE FOR APPROXIMATELY 20 ALMOST 20 324 YEARS. >> MY HUSBAND AND I ON THE BUILDING WE DIDN'T EAT FOR THREE YEARS WHEN WE FIRST GOT MARRIED AND WE BOTH COME FROM LOWER MIDDLE INCOME LOWER INCOME BACKGROUNDS. I'M A FIVE FIFTH GENERATION NATIVE TO THE AREA. MY HUSBAND'S THIRD MEXICAN-AMERICAN AND I HAVE TO SAY A COUPLE OF THINGS ABOUT IN SUPPORT OF AN INHALANT THIS PROPERTY HAS CHANGED HANDS SEVERAL TIMES OVER THE LAST OVER A DECADE OR LONGER.

>> THE NOTIFICATIONS THAT WE GOT OVER THE YEARS WERE THAT OH THE PROPERTY COMING ON THE MARKET PART OF THE WORK WAS BEING DONE. WE LIVED THROUGH ALL THE CONSTRUCTION AND IF THERE WAS A PROBLEM BEFORE THEY PURCHASED THE PROPERTY THAN MAYBE THE ATTORNEYS WHO OWNED IT BEFORE THEY DID COULD HAVE DIVULGED THAT THEY WEREN'T TOLD THE

TRUTH. >> I DON'T BELIEVE I'M A REAL  
ESTATE AGENT, A RESIDENTIAL REAL ESTATE AGENT. >> I'M NOT PARTY TO ANY  
TRANSACTIONS AT ALL TO THIS  
SPECIFIC PROPERTY. >> BUT I CAN TELL YOU THAT THERE'S SUCH KIND WONDERFUL  
PEOPLE AND THEIR FAMILIES  
LOVELY THEY HAD NO KNOWLEDGE OF THIS AND THEY SHOULD PROBABLY  
BE SEEN IN LAWSUITS ALL OVER THE PLACE.  
BUT THEY'RE SUCH KIND PEOPLE THAT ONCE THEY FOUND OUT THAT THERE WAS A  
PROBLEM THEY'RE TRYING TO MITIGATE IT AND FIX  
IT. >> SO I WOULD LIKE TO SUPPORT THEM IN ANY WAY POSSIBLE TO STAY IN THEIR  
HOME IF THEY HAVE  
TO MOVE FORWARD AND DO WHAT IS BEING ASKED OF THEM, WE'LL  
NEVER SEE THEM AGAIN. THEY'LL PROBABLY HAVE TO SELL  
IT. WE WON'T HAVE HOMEOWNERS IN THE NEIGHBORHOOD. MY UNDERSTANDING IS THEY  
COME  
FROM A VERY SIMILAR BACKGROUND AS MYSELF NOT HUGE PROPERTY  
OWNERS WHATSOEVER. SO I THINK THAT WE'D LIKE TO  
SEE THEM STAY IN THE NEIGHBORHOOD. I HAVE A CHILD ALSO THAT I'M TRYING TO RAISE  
IN A CITY THAT  
IS NOT CHILDHOOD FRIENDLY, THAT IS NOT FINANCIALLY FEASIBLE TO  
BE SPENDING MONEY ON THINGS THAT THEY HAVE NO KNOWLEDGE  
ABOUT PRIOR TO PURCHASING THE PROPERTY.  
SO YOU KNOW, I THINK THAT IF IF THE QUESTIONS TO BE ASKED OF  
THE PEOPLE THAT OWNED IT BEFORE THEN THEY SHOULDN'T BE PUNISHED  
FOR OTHER PEOPLE'S DOINGS. >> THANK YOU VERY MUCH.  
GOOD AFTERNOON COMMISSIONER COMMISSIONERS MY NAME IS KEVIN LOU AND I'M A  
LONG TIME FRIEND OF BEN AND CAITLIN.  
I'VE KNOWN THEM FOR OVER 16 YEARS. WE MET AT WORK AND HAVE GROWN UP  
PROFESSIONALLY TOGETHER  
IN SAN FRANCISCO FOR THE PAST 16 YEARS.

LIKE ME AND MY WIFE BACK HERE WE'VE ALL CHOSEN TO RAISE OUR FAMILIES HERE IN SAN FRANCISCO THROUGH TOUGH TIMES.

RIGHT? YOU'RE ALL HERE THROUGH COVID,

THROUGH THE EXODUS. WE HAVE MADE IT WE MADE A COMMITMENT. WE WOULD CHAT ABOUT IT.

WE WERE SAYING SAN FRANCISCO, WE'RE WE'RE HERE AND WE'VE ALL

MADE OUR COMMITMENT TO STAY HERE. THEY HAVE BOTH THEIR KIDS IN PUBLIC SCHOOL AND THEIR

LEADERS AND THEIR COMMUNITY AND AT WORK CREATING JOBS THAT

CREATE ECONOMIC OPPORTUNITY FOR RESIDENTS OF THE CITY

AND THEY'VE BEEN IN NORTH BEACH FOR AS LONG AS I REMEMBER THEY MOVED HERE FROM STOCKTON. I REMEMBER WHEN THEY LIVED ON

FIVE FOUR STREET, SEVEN SQUARE FOOT APARTMENT WITH THEIR FIRST

BABY IN ONE ROOM. SO I KNOW THEY WOULD NOT WANT

TO LIVE ANYWHERE ELSE NOW GIVEN THE SITUATION AS YOU HEARD THEY

BOUGHT THE PROPERTY IN GOOD FAITH DURING THE PANDEMIC AND THEY HAD NO KNOWLEDGE OF THE LEGAL MERGER AND THEY'RE

INHERITING THE LIABILITY FOR THAT CORRUPTION FROM OVER A

DECade AGO. IT SEEMS.

AND I SEE THEM WORKING COLLABORATIVELY WITH THE PLANNING DEPARTMENT HERE RATHER THAN FIGHTING IN COURT.

ANOTHER SPEAKER HERE SUGGESTED THAT THEY JUST SUE A SUE

PEOPLE. RIGHT. AND THAT THAT'S NOT WHO THEY ARE RIGHT.

IT SOUNDS LIKE THE PLAN ALIGNS WITH THE CITY GOALS. IT ADDS A LEGAL UNIT. THERE'S NO DEMOLITION DOESN'T

DISPLACE ANY FAMILY INCLUDING THEIR OWN FAMILY AND JUST LEGALIZES WHAT EXISTS AND IT SOLVES THE PROBLEM RIGHT

PROACTIVELY. SO JUST MY QUESTION AS A

RESIDENT AS A SOMEONE WHO'S RAISING THEIR FAMILY AND LIVES

HERE AND LOVES THE CITY. RIGHT. DO WE WANT TO RETAIN A FAMILY LIKE BEN AND CAITLIN'S WHO

INVESTS IN THE CITY, WHO DOUBLES DOWN DURING TOUGH TIMES  
AND THE HOMEOWNERS WHO BUY IN GOOD FAITH? SHOULD THEY BEAR THE FULL  
BURDEN OF THE PREVIOUS OWNERS  
VIOLATION? AND IF THEY DO RIGHT, SHOULD THEY BE GIVEN A CHANCE TO RECTIFY IT?  
AND I THINK THAT THE PROPOSAL ALIGNS WITH THE PLANNING  
COMMISSION'S GOALS OF MORE HOUSING NOTICE PLACEMENT AND BRINGING  
EVERYTHING TO COMPLIANCE.  
SO JUST IN CLOSING, YOU KNOW, I BELIEVE THAT BEN AND CAITLIN,  
THEIR FAMILY IS EXEMPLARY OF THE KIND OF FAMILY THAT S.F.  
SHOULD BE WORKING TO KEEP AND I THINK THAT'S THE UNDERLYING  
PRINCIPLE OF TRYING TO MAKE HOUSING AFFORDABLE. WE WANT TO KEEP FAMILIES  
RIGHT AND I THINK THIS THIS PATH  
ALLOWS ALLOWS US TO KEEP BEN AND CAITLIN'S FAMILY.

THANK YOU. HELLO, COMMISSION.

>> THANK YOU FOR YOUR TIME. MY NAME IS ALEX NOOR. I AM A NEIGHBOR ON THE 500  
BLOCK OF VALLEJO AND HERE

IN SUPPORT OF OUR NEIGHBORS APPLICATION.

MY WIFE AND I ARE RELATIVELY NEW HOMEOWNERS OURSELVES. WE UNDERSTAND HOW  
IMPORTANT IT IS TO NAVIGATE SAN RISCOS

HOUSING AND PERMITTING AND LANDSCAPE SHAPE IN A

RESPONSIBLE WAY. CAITLIN AND BEN HAVE WORKED TIRES TIRELESS FOR SEVERAL  
YEARS TO FIND A SOLUTION THAT

SUPPORTS THE CITY'S HOUSING PRIORITIES.

THEIR PROPOSAL ADDS A UNIT WHILE RESOLVING UNIQUE SITUATION THEY INHERITED.  
MY WIFE AND I ARE ACTIVE IN THE

COMMUNITY AND WE HAVE BOTH SEEN FIRSTHAND HOW MUCH THIS FAMILY

CONTRIBUTES TO THE COMMUNITY ESPECIALLY TO NEIGHBORHOOD

YOUTH AND FAMILIES. THEY ARE THOUGHTFUL, CIVICALLY ENGAGED AND ALWAYS  
STRIVING TO DO THE RIGHT THING.

WE HOPE THE COMMISSION WILL CONSIDER THE FACTS OF THIS CASE

AND SUPPORT THEIR PATHWAY FORWARD. >> THANK YOU. >> HELLO.

>> MY NAME IS SUSAN TAYLOR AND MY PARTNER AND I OWN THE BUILDING NEXT DOOR TO BEN AND CAITLIN'S BUILDING. WE BOUGHT IN 2011 SO WE WERE THERE DURING THE ENTIRE CONSTRUCTION PROCESS AND IT WAS CLEAR TO US DURING THE ENTIRE PROCESS THAT WHAT WAS BEING BUILT NEXT DOOR WAS A SINGLE FAMILY HOME. WE ARE OUR WINDOWS LOOK ONTO EACH OTHER SO WE HAVE A LONG STANDING JOKE ABOUT THE FACT THAT WHAT HAPPENS IN ONE HOUSE STAYS IN THAT ONE HOUSE SINCE WE CAN SEE EACH OTHER ALL THE TIME. >> SO THERE WAS NO ILLUSION ON OUR PART ABOUT WHAT KIND OF CONSTRUCTION WAS GOING ON NEXT DOOR.

IT WAS ALWAYS GOING TO BE A SINGLE FAMILY HOME.

I CANNOT EMPHASIZE ENOUGH HOW MUCH THIS THIS PAIR AND THEIR CHILDREN MEAN TO OUR NEIGHBORHOOD.

IT'S THE REASON WHY WE HAVE A NEIGHBORHOOD AND NOT JUST A BLOCK. THEY ARE TIRELESSLY COMMITTED TO THE COHESION OF OUR MERRY LITTLE BAND ON UPPER VALLEJO AND THEY ARE COMPLETELY CIVIC MINDED.

I. I HATE TO SEE THE SINS OF THEIR PREDECESSORS BEING LAID UPON THEM.

AND THERE'S ALSO AN ELEMENT TO ME OF ECONOMIC WASTE.

>> THIS BUILDING WAS PURPOSE BUILT AS A SINGLE FAMILY HOME AND I'M NOT SURE HOW REALISTICALLY IT BECOMES ANYTHING ELSE WITHOUT LITERALLY TAKING IT ALL DOWN AND STARTING ALL OVER AGAIN. AND THAT DOESN'T SEEM TO BE LOGICAL. SO I'D LOVE TO SEE A FAMILY THAT IS THIS COMMITTED TO SAN FRANCISCO AND TO SEEING SAN FRANCISCO BE THE GREAT CITY. IT IS.

BE ABLE TO STAY RIGHT IN PLACE WHERE THEY ARE DOING THE GOOD WORK THAT THEY DO. >> THANK YOU.

>> OKAY. >> LAST CALL FOR PUBLIC COMMENT

LATER. CAN YOU FIX THE CLOCK FOR ME

PLEASE? THANK YOU.

>> AS SOMEONE GEORGIA SHOULD ISH AS A SOMEONE INTERESTED IN THE FLAT POLICY, THIS PROJECT CAUGHT MY ATTENTION WHEN I READ ABOUT IT ON TODAY'S AGENDA. IT IS SHOWN AS TWO FLATS ON THE SAND WAR MAPS BUT FROM THE

RECORD IT IS CLEARLY THREE IF NOT FOR LEGAL UNITS. THIS APPLICATION FOR CONDITIONAL USE RAISES MANY

ISSUES GOING FORWARD IN TERMS OF TENANT PROTECTION AND NEW PROJECTS UNDER THE REZONING. THE STAFF HAS WRITTEN A PRETTY EMPHATIC RECOMMENDATION FOR DENIAL OF THE SEA WAY IN ORDER TO BE CONSISTENT WITH THIS RECOMMENDATION FOR DENIAL

AND IN THE FUTURE UNDER THE REZONING AND UNDER THE PROPOSED

TPO. THE DEPARTMENT GUIDED BY THIS COMMISSION AND THE MANAGERS SHOULD BE REVIEWING ALL

PROPOSED PROJECTS WITH THE SAME MINDSET AND DILIGENCE THAT THE

ENFORCEMENT STAFF DOES. THEIR WORK IN REVIEWING

VIOLATIONS WHEN FORMER DIRECTOR HILLIS REORGANIZED THE

DEPARTMENT AND FOLLOWED THE ZIA AND THE ENFORCEMENT STAFF INTO

CURRENT PLANNING. IT SEEMED LIKE IT WOULD BE A

GOOD OPPORTUNITY FOR PROJECT APPLICATIONS TO BE REVIEWED

WITH THE SAME STRINGENCY AND VIEWPOINT THAT IS NECESSARY

IN AN ENFORCEMENT CASE. EVEN UNDER THE ACCELERATED TIME PERIOD NOW REQUIRED BY THE STATE.

>> THIS IS PARTICULARLY IMPORTANT NOT ONLY FOR ANY DEMOLITIONS OF EXISTING HOUSING BUT FOR ANY DEMOLITIONS OR

MAJOR ALTERATIONS WHERE THERE MAY BE TENANTS OR MULTIPLE UNITS OR WHERE THERE MAY BE UDAS.

>> THIS SITUATION ILLUSTRATES THE NEED FOR STRONG TENANT PROTECTION NOT JUST WHEN THERE IS A DEMOLITION BUT FOR MAJOR ALTERATIONS LIKE OCCURRED HERE WHERE A PROJECT HAS A COMPLETE INTERIOR MAKEOVER. WHILE THIS WAS A MAJOR INTERIOR ALTERATION THAT REQUIRED A 311 NOTIFICATION AND 2011 ALTERATIONS OF EVEN A RELATIVE TIVELY MINIMAL AMOUNT OF INTERIOR DEMOLITION CAN DISPLACE TENANTS AND CAUSE EVICTIONS WHICH SHOULD BE CONCERNING IN THE FUTURE.

>> IT IS UNFORTUNATE THAT THE CURRENT OWNERS BEFORE YOU ARE IN THIS SITUATION. >> THE COMMISSION HAS A DIFFICULT DELIBERATION AND VOTE HOWEVER IT IS ALSO UNFORTUNATE THAT THE TENANTS WHO LIVE THERE OVER A DECADE AGO WERE IN THAT SITUATION. >> AS WRITTEN IN THE LETTERS FROM MR. GRANT AND MR. MONISTAT THAT IS ON YOUR COMMISSION WEBSITE IT IS A SITUATION THAT SHOULD BE AVOIDED WITH FUTURE PROJECTS UNDER THE REZONING. >> AND I'LL JUST ADD WHEN I COULD PUT THESE LETTERS I LOOKED AT THE 2009 GOOGLE EARTH AND IF YOU LOOK AT THE SIDE WHERE THE STREET IS BLOCKED IS NOW BLOCKED OFF, THERE WERE FOUR LITTLE HOLES THAT SHOWED METERS. >> I ASSUME THOSE WERE METERS FOR THE METER READER. SO I THINK THERE WERE FOUR UNITS. I DON'T THINK THEY WERE PAPER AND THERE'S THAT PAPER IN MY LETTER FOR YOU. >> THANK YOU VERY MUCH. HI EVERYONE.  
I'M LINDSEY LIU. I'M ALSO DEAR FRIEND OF BEN AND CAITLIN. >> I'M STRUCK TODAY BY EVERYONE

FEELING A LITTLE BIT CONFUSED ABOUT THIS SITUATION AND HOW WE GOT HERE AND I  
FEEL DEEPLY SAD FOR OUR CITY.

AS A RESIDENT OF SAN FRANCISCO THAT WE COULD EVER BE IN THIS  
POSITION. SPEAK LOUDER.

OH YEAH. THANK YOU SO MUCH.

>> ESPECIALLY AS SOMEONE WHO OUR FAMILY WHO IS WANTING TO  
RAISE THEIR KIDS IN SAN FRANCISCO.

I'M ALSO A FIFTH GENERATION SAN FRANCISCAN. BEN AND CAITLIN ARE DEAR FRIENDS.  
THEY LOVE THIS CITY. THEY LOVE IT SO MUCH THEY  
INVESTED IN THIS CITY AND A HOUSE THAT THEY WANTED TO BE  
IN IN THEIR NEIGHBORHOOD OF NORTH BEACH.

I THINK WE'RE ALL PROBABLY SITTING HERE A LITTLE CONFUSED ABOUT HOW THIS  
HAPPENED AND I HOPE THAT I KNOW THAT THIS

DECISION FEELS WEIGHTED AND THAT IT HAS MORE WEIGHT  
THAN JUST THE PEOPLE HERE. BUT I ALSO THINK WHAT ARE WE  
TRYING TO COMMUNICATE TO FAMILIES THAT INVEST HAVE THEIR  
DREAM IS TO LIVE HERE AND TO BE HERE AND CHOOSE TO MAKE A  
PURCHASE HERE WHICH IS NOT A SMALL PURCHASE AS SOME OF US  
KNOW IT'S A BIG INVESTMENT BEN AND CAITLIN CHOSE HERE.

THEY CHOSE NORTH BEACH. THEY CHOSE THE DREAM OF BEING  
OF BEING HERE AND CHOOSING TO ALLOW THEM TO MAKE THIS INTO  
TWO UNITS IS ALLOWING THEM TO CONTINUE WITH THE DREAM OF  
BEING IN SAN FRANCISCO A DREAM THAT I'M SURE EVERY SINGLE  
PERSON HERE CHERISHES AND APPRECIATES BEING A PART OF  
THE CITY. >> SO THANK YOU.

>> OKAY. >> LAST CALL FOR PUBLIC COMMENT  
SEEING NONE. PUBLIC COMMENT IS CLOSED  
AND THIS MATTER IS NOT BEFORE YOU COMMISSIONERS.

>> I'M MICHELLE WILLIAMS. >> I JUST WANT TO SAY IT IS  
TRULY TRULY TRAGIC SITUATION THAT'S BEFORE US.  
HOW WE GOT TO THIS POINT IS, YOU KNOW, A QUESTION THAT I  
LIKE TO AND I DON'T EVEN KNOW IF IF MSWATI IF YOU COULD WEIGH  
IN ON ON UM ON ANY ADDITIONAL INFORMATION THAT THE CITY MIGHT  
HAVE ON HOW HOW THIS ALL HOW WE GOT HERE TODAY HOW HOW THEY THE  
CITY MISSED THIS THIS MERGER OF FOUR UNITS INTO ONE AND AND HOW  
IT WAS ABLE TO TO EXIST FOR SO MANY YEARS I MEAN I DON'T KNOW  
IF YOU CAN ADD ANYTHING BUT I JUST NEED TO ASK THE QUESTION.

>> YEAH NO ABSOLUTELY. >> I MEAN WHAT I WOULD SAY IS  
OUR ENFORCEMENT PROCESS BOTH AT PLANNING AND AT DBA IS A  
COMPLAINT BASED SYSTEM. SO WE FIND OUT ABOUT THINGS  
WHEN SOMEBODY FILES A COMPLAINT WE DON'T PROACTIVELY GO, YOU  
KNOW, WALKING THROUGH PEOPLE'S HOMES AND AND LOOKING FOR  
MERGERS. AND SO I THINK THAT'S UNFORTUNATELY THE PROBLEM IS THAT THE  
COMPLAINT CAME IN ONCE  
THESE OWNERS LIVED IN THIS BUILDING AS OPPOSED TO WHEN IT  
HAPPENED. THERE WAS ILLEGAL WORK THAT  
ORIGINALLY THERE WAS ILLEGAL WORK WHERE THEY WENT THROUGH  
LEGALIZATION. I KNOW VINCENT CAN SORT OF TALK ABOUT THAT BEFORE UNDER THE  
PRIOR OWNERS BUT BETWEEN THAT  
MOMENT IN TIME WHEN IT WAS LEGALIZED AS A FOUR UNIT  
BUILDING I MEAN THE IRONY HERE IS IT WAS LEGALLY A TWO UNIT  
BUILDING ORIGINALLY ORIGINALLY AND THEN THEY ILLEGALLY ADDED  
TWO UNITS THAT GOT LEGALIZED THAT GOT CAUGHT THAT GOT  
LEGALIZED, THEY EXECUTED IT AND THEN THEY UNDID THAT  
ILLEGAL WORK TO BRING IT BACK TO A SINGLE FAMILY HOME.

SO I MEAN THE IRONY HERE IS IF THEY HAD NOT ADDED THOSE TWO ILLEGAL UNITS, THEY WOULD HAVE HAD TO USE A TWO UNIT BUILDING . IT WOULD HAVE BEEN A MUCH LESS DIFFICULT RESOLUTION OF THE PROBLEM OF WHERE WE ARE TODAY.

BUT THAT ISN'T THE CASE BEFORE US.

>> SO YOU KNOW, I THINK REALLY THE CRUX OF THE ISSUE IS WE'RE A COMPLAINT BASED ENFORCEMENT SYSTEM AND THE COMPLAINT CAME

IN TO OWNERS LATER AND NOW THEY'RE STUCK DEALING WITH THE PROBLEM. >> HMM. THANK YOU. I I ALSO THE IRONY IS IS YOU KNOW, THE FOUR FAMILIES THAT WERE UNFORTUNATELY DISPLACED BY THE ACTIONS NOT OF THIS PREVIOUS OWNER BUT UM OF OTHER UNSCRUPULOUS INDIVIDUALS THAT UM AND AND THAT CARRIED OUT WHAT'S HAPPENED HERE. UNFORTUNATELY I I'M GOING TO HAVE TO AGREE WITH THE RECOMMENDATION OF UM OF THE PLANNING DEPARTMENT AND I'D LIKE TO MAKE A MOTION FOR A DENIAL SO I CAN COMMISSIONER MCGEARY THIS IS TRAGIC TRAGIC AND THEN IN ANYBODY'S SECOND TO OH, THANK YOU.

THANK YOU, THANK YOU SO SORRY THIS IS GIVING YOU THIS IS TRULY TRAGIC. THIS IS A TWO UNIT BUILDING THAT WAS TURNED INTO A 40 UNIT BUILDING THE SAN FRANCISCO SPECIAL PRETTY MUCH THAT'S THAT'S WHAT HAPPENS CHOP IT TO YOU KNOW CHOPPED UP INTO A FOUR UNIT AND THEN BASICALLY BACK TO A TWO UNIT BUT SKIP THAT AND WENT STRAIGHT TO A SINGLE FAMILY HOME SO BUT THE PERSON I WANT TO SEE HERE IS PETER I CAN'T PRONOUNCE HIS LAST NAME. I ASKED AND D.R. ISKANDER SORRY IF I'M IF I'M BUTCHERING THAT ARE MASTER BUILDERS S.F. TWIN BOYS CORP PULL THE PERMITS ON THIS ACRE MASTER BUILDERS HAS DONE IT ELSEWHERE AND THAT'S THE PERSON I WOULD LIKE

ENFORCEMENT AND BASICALLY TO GO AFTER SPEAK TO TALK TO  
AND WHATEVER ELSE THEY CAN DO TO THEM THEY SHOULD DO BECAUSE  
I'VE LOOKED HIM UP ONLINE THERE IS A PLETHORA OF BASICALLY  
INSTANCES PEOPLE JUST LIKE YOU WHO HE'S HE'S BASICALLY THEY'RE  
NOT HERE YET BUT I'M SURE THEY'RE COMING AND SO I FEEL  
REALLY REALLY UNEASY IN THIS SITUATION HERE BECAUSE YOU ARE  
YOU'RE A VICTIM TWICE REMOVED. YOU'RE NOT IT'S NOT EVEN YOU. IT'S THE PERSON IF  
ANYBODY KNEW ABOUT THIS, IT WAS THE PREVIOUS  
OWNER, THE ONE YOU BOUGHT IT OFF IF THEY HAD ANY INDICATION  
WELL THEY BOUGHT IT OFF HANDS UP.  
AND IF YOU GO ONLINE ABOUT HIM YOU HAVE TO KNOW EVERYTHING YOU  
NEED TO KNOW ABOUT THIS INDIVIDUAL AND HIS COMPANIES  
COMPANIES BECAUSE THE NAMING OF THESE COMPANIES ARE TERRIBLE  
TOO. THAT SHOULD BE A RED FLAG. ANYBODY YOU KNOW, ANYBODY SMILE ON HAS  
DONE THEIR HOMEWORK.  
THE SAD THING IS I HAVE TO SUPPORT THE DENIAL BUT I AM  
LOOKING FOR SOME WAY THAT THIS ARE THE POSSIBILITIES OF THE  
PAYING DEPARTMENT OR SOMEBODY THAT WE COULD ACTUALLY GO BACK  
AND LOOK AT THIS AS A TWO YEAR INTIMATE UNIT BUILDING AS IT  
ORIGINALLY WAS NOT CHOPPED UP INTO THE FOUR UNIT BECAUSE I  
DON'T BELIEVE YOU'RE NOT AT FAULT HERE AT ALL. YOU KNOW THERE'S YOU'RE TWICE  
REMOVED.  
IT'S NOT YOU'RE NOT EVEN CLOSE TO BEING AT FAULT SO AND WHAT  
WE CAN DO HOW WE CAN DO IT OR IF THERE'S ANOTHER ANOTHER  
AVENUE YOU CAN GO IN THE FACT THAT YOU'RE ACTUALLY WORKING  
WITH TBI AND ALL THE REST YOU DON'T DO THAT.  
YOU JUST KEEP GOING. SO BUT UNFORTUNATELY OUR HANDS  
ARE TIED AND I HAVE TO GO WITH THE DENIAL BUT I'M REALLY PUT

PUTTING IT OUT THERE IF THERE'S ANYTHING ANY OTHER AVENUE WHERE  
YOU CAN BE HELPED ON THIS THE CITY SHOULD BE THERE TO HELP  
YOU BECAUSE THEY ARE TAKING YOUR PROPERTY TAX.

YOU KNOW THERE'S THE THE THE PERMITS WERE SIGNED OFF ON  
SO THEY'RE THESE ARE THESE ARE THINGS WE CAN'T IGNORE.

>> YEAH COMMISSIONER IMPERIAL YEAH THANK YOU YEAH THIS IS  
AGAIN ANOTHER ONE TRAGIC ONE TRAGIC SITUATION WE ARE IN HERE  
AND YOU KNOW LOOKING INTO THE YOU KNOW I EMPATHIZE WITH THE  
CURRENT OWNERS BECAUSE IT'S NOT YOUR DOING IT'S THE WHOEVER THE  
DEVELOPER AND THE REAL ESTATE AGENT THAT TURNED THIS INTO A  
ONE SINGLE FAMILY HOME. HOWEVER, I YOU KNOW, I STILL  
LOOK INTO THE FOR ME IN IN THE BIGGER PICTURE AS WELL AND WE  
JUST HAD THIS TENANT PROTECTION ORDINANCE AND IT YOU KNOW THE  
TENANT PROTECTIONS ORDINANCE IF YOU KNOW WHEN IT'S WHEN IT WAS  
BEING PUT ON I MEAN THESE WERE KIND OF THE THINGS THAT WE WERE  
THINKING ABOUT BECAUSE THERE WERE OTHER CASES THAT HAVE  
HAPPENED LIKE THIS AND YOU KNOW I'M MORE WORRIED ABOUT THE  
PRECEDENT THAT IT WILL DO IN THE FUTURE.

>> THE FACT THAT THERE ARE YOU KNOW, THERE IS I MEAN I'M  
LOOKING INTO THE RECORD IS IT IS RECORDED. IT'S A FOUR FAMILY DWELLING UNIT AND  
SO YOU KNOW, IT'S VERY  
HARD TO SEE THAT THERE IS THIS FAMILY THAT'S TAKING THIS OVER.  
BUT AT THE SAME TIME, YOU KNOW, LOOKING INTO THE ZONING  
AND THAT'S WHAT THE PLANNING COMMISSION PLANNING DEPARTMENT  
IS ALL ABOUT ARE THE CODES, THE PLANNING CODES THAT WE HAVE TO  
ADHERE AND SOMEONE DID THIS ILLEGALLY WITHOUT ANY, YOU  
KNOW, HESITATION WHAT THE PLANNING CODE IS, YOU KNOW, IS

IT'S ALL ABOUT AND WHAT WE'RE HERE TO AND SO I'M IN A WAY FOR COMMISSIONER MCGARRY DURING IS TO HAVE SOME ACCOUNTABILITY AS WELL WHOEVER THE DEVELOPER IS THAT THIS SHOULD NOT HAPPEN AGAIN AND SHOULD NOT AND SHOULD NOT LOOK INTO VICTIMIZING ANOTHER FAMILY DOES ACTUALLY WANT TO INVEST HERE IN SAN FRANCISCO, WANT TO LIVE HERE IN SAN FRANCISCO.

THEY'RE DOING NEEDS TO HAVE A STRONG ENFORCEMENT AND I'M NOT SURE IF THIS DEVELOPER IN THE BLACKLIST ENTITY BE A HIGH WE SHOULD LOOK INTO THAT WHATEVER PROJECT THAT HE'S ON AND REALLY NEED TO GET A CLOSER LOOK IN THOSE DEVELOPMENTS BECAUSE YOU CANNOT JUST GO ON LIKE THIS CONTINUE VICTIMIZING FUTURE FAMILIES OR CURRENT FAMILIES AND ALSO AT THE SAME TIME DISPLACING FORMER TENANTS. >> SO HE'S DOING DOUBLE WHAMMY YOU KNOW FOR THE TENANTS AT THE CURRENT HOMEOWNERS AND I FEEL LIKE AGAIN THIS IS YOU KNOW THIS IS WHAT PLANNING DEPARTMENT PLANNING COMMISSION IS AND I WILL HAVE TO SUPPORT THAT DENIAL. THANK YOU.

COMMISSIONER MOORE IS GETTING INCREASINGLY MORE DIFFICULT TO SIT HERE AND HAVE TO DEAL WITH ISSUES WHICH I BELIEVE ACTUALLY SHOULD NOT BE CONSIDERED BY US. BUT FOR THOSE PEOPLE WHO POTENTIALLY PARTICIPATED IN THEM AND I HAVE TO LOOK TOWARDS I HAVE TO LOOK AT INSPECTION INCLUDING NO FOLLOW UP WHEN INITIALLY CONCERNED ABOUT ILLEGAL CONSTRUCTION IN THIS PARTICULAR BUILDING WERE NOTED PRIOR TO THESE OWNERS BEING IN THE BUILDING. THEN I'M ASKING WHAT DISCLOSURE WHAT DISCLOSURE REQUIREMENTS ARE BEING MADE DURING HIGH END SALES? THIS IS A \$4.86 MILLION

BUILDING AND WHO IS RESPONSIBLE SELLING THIS THING?  
WHO'S RESPONSIBLE? WHEREAS DISCLOSURE ON WHAT I  
BELIEVE IS A REAL ESTATE DISCLOSURE AND HOW ARE A  
POTENTIAL OWNERS ARE BEING MADE AWARE THAT EVEN IF YOU BUY A  
HOUSE THERE MAY BE STILL SOMETHING THAT IS NOT BEING PROPERLY DISCLOSED?  
AND WHY DOES THE BUCK STOP HERE  
WHEN YOU SIT HERE AND HAVE THIS HAPPENING AGAIN AND AGAIN WHICH  
IT HAS ULTIMATELY OUR ABILITY TO JUST SIT HERE AND DECIDE  
STARTS TO BE LIMITED AND THAT'S WHY I BELIEVE THAT AT SOME  
POINT WE NEED TO DRAW A LINE AND THAT THAT LINE INDEED  
MAY BE TODAY BECAUSE THE EXTENT OF WHAT HAPPENED HERE INDEED  
GOT FOUR HOUSEHOLDS, MANY OF WHOM HAVE LEFT THE CITY ALSO  
WANTING TO LIVE HERE, NOT BEING HERE ANYMORE.  
AND IT IS IN THE CONFLUENCE OF THIS INCREDIBLY TRAGIC CHAIN OF  
ERRORS OVERSIGHTS, NEGLECT. WELL, IT COMES TO A CRASH WHERE  
I BELIEVE I CANNOT CONTINUE HAVING TO SIT ON, REFLECT ON  
OTHER PEOPLE'S DESTINIES, DISAPPOINTMENTS, DESTRUCTION OF  
DREAMS WHEN WE NEED TO SUPPORT THAT THE BRAKES ARE PUT ON  
EARLIER THAN US SITTING HERE LISTENING TO LIVE STORIES THAT  
ALMOST BRINGS TEARS TO PEOPLE'S EYES BECAUSE YOU HAVE TO EMPHASIZE AND PUT  
YOURSELF POTENTIALLY INTO THAT SAME  
POSITION. I DO NOT ENVY MR. WIMMER AS A  
PLANNER TO HAVE TO BASICALLY GO INTO THE DEPTHS OF RESEARCHING  
OF WHAT WENT WRONG WITH THIS PROJECT.  
HE IS A PLANNER IF EVERYTHING WOULD BE FINE WOULD BASICALLY SPEAK ABOUT  
SOMETHING THAT IS EASILY SUPPORTABLE AND PROVABLE  
AND HE HAS TO SIT HERE AND GO TO THE EXTREME NOT ONLY  
REFLECTING WHAT HAS HAPPENED OVER THE LAST 15 YEARS BUT ALSO

REFLECTING ON THE MOST CRITICAL MOMENT WHERE WE ARE RELATIVE TO UP ZONING AND ALL THE BLOOD IN BLOOD, SWEAT AND TEARS THAT HAS GONE INTO THE CREATION OF THE HOUSING ELEMENT AND THE LEGISLATION THAT WAS APPROVED BY THE BOARD OF SUPERVISORS ON TUESDAY. >> SO I AM EXHAUSTED.

I AM DISAPPOINTED. I AM HOOKED. I AM EMPATHETIC BUT I DO NOT BELIEVE THAT I CAN TAKE THIS

ANY FURTHER AND I HAVE TO I CANNOT EXTEND I WILL I WILL HAVE TO SUPPORT THE DEPARTMENT'S RECOMMENDATION.

>> THANK YOU. THANK YOU.

>> THANK YOU FOR ALL BEING SHOWING UP HERE AND I FEEL I'M REALLY SYMPATHETIC FOR BOTH SIDES.

I ALSO I WANT TO SAY A FEW THINGS LIKE THIS DISPLACING PEOPLE OUT OF SAN FRANCISCO, KEEPING FAMILY HERE.

IT'S IT'S KIND OF WHERE WE WERE LIKE LOOKING AT IT ALL THE TIME AND THERE ARE PERIOD PREVIOUSLY THERE ARE SOME CASES WHERE HOMEOWNERS PURCHASE SOMEHOW A HOUSE AND IMMEDIATELY WANT IT

TO DO SOME EXCAVATION TO ADD MORE SQUARE FOOTAGE AND THAT'S WHEN THEY FIND OUT THAT WHAT THEY HAD PURCHASED WAS NOT WHAT WAS BEING DOCUMENTED IN THE RECORD.

THOSE SOME OF THE HOMEOWNERS DECIDED TO QUICKLY SPEND THEIR MONEY TO REVERT BACK TO WHAT WAS ACTUALLY ALLOW THEM TO DO

AND THEN ASK FOR A LITTLE BIT MORE LENIENCY BY RESPECTING OUR LAND USE AND KEEPING HOUSING UNITS AND STOCK IN OUR CITY, THEY REVERT BACK TO WHAT THE NUMBER OF HOUSING UNITS

IN THEIR HOUSE AND THEN PROCEED AND ASK FOR A LITTLE BIT MORE EXCAVATION. AND I DO BELIEVE IN PROCESS OF HOW YOU FIND OUT OR YOU ENDED UP HERE IS THAT YOU ARE

SUBMITTED A SET OF PLAN WANTED TO EXCAVATE FURTHER TO ADD A

UNIT TO YOUR EXISTING PROPERTY AND I THINK THIS IS KIND OF  
IN LIGHT OF WHERE WE ARE WHERE WE ARE TODAY JUST GIVING YOU  
SOME PERSPECTIVE OF WHAT OTHER SAN FRANCISCO FAMILY HAD MADE  
THEIR DECISION TO MOVE FORWARD WITH.

I DO ECHO COMMISSIONER MOORE'S COMMENT ABOUT THIS IS A PRETTY  
HIGH END PURCHASE AND I DO BELIEVE THERE WERE THERE HAD  
BEEN SOME DUE DILIGENCE IN THE REAL ESTATE TRANSACTION, SOME  
LEVEL OF WHAT DO YOU CALL THAT I FORGOT I'M NOT A REAL ESTATE  
AGENT WHEN DURING DURING BEFORE THE TITLE AND RIGHT THERE'S  
DISCLOSURE THANK YOU FOR THE CHECK MOLE AND TERMITE

AND CHECK ALL THE STUFF AND I'M SURE YOU GOT TO HAVE TO RECEIVE A FLURRY OUR  
REPORT THAT IN THERE IT REALLY BASICALLY

SIGNIFY IN YOUR TITLE WHAT TYPE OF PROPERTY YOU'RE PURCHASING  
IF THAT HAD MISSED OR DELIBERATELY OMIT FROM YOUR  
PURCHASE THAT IS SOMETHING I REALLY WANT YOU TO TAKE A  
REALLY CLOSER LOOK OF WHAT REALLY HAPPENED THERE BECAUSE I  
PERSONALLY HAVE NOT SEEN THAT HAPPEN.

I DON'T THINK YOU CAN I'M NOT AGAIN I'M NOT A REAL ESTATE  
AGENT BUT I DO NOT THINK THAT THEY CAN REDACT THESE INFORMATION BECAUSE  
THAT IS FUNDAMENTALLY THE KEY

INFORMATION WHY YOU PURCHASE THAT PIECE OF PROPERTY AND WHAT  
IS YOUR LAND VALUE AND WHAT IS YOUR PROJECTED TAX THAT YOU  
HAVE TO PURCHASE THERE. >> BUT I DO HOWEVER YOU SEEM  
LIKE A LOVELY FAMILY AND LOVELY NEIGHBOR AND I'M REALLY  
SYMPATHETIC FOR YOUR SITUATION .

I REALLY DO. IT'S REALLY HARD TO HAVE FAMILY  
HERE AND ALSO BE ABLE TO WORK YOUR WAY UP AND BE ABLE TO OWN  
A REALLY NICE HOUSE AND I DO HAVE SENTIMENTAL UNDERSTANDING

ON SOME OF MY COMMISSIONERS TALKING ABOUT TALKING ABOUT  
LIKE WHAT HAPPENED BEFORE YOU GOT THE OPPORTUNITY TO PURCHASE  
THIS. WE CAN ALL TAKE THAT AS A LESSON LEARNED MOMENT OF WHAT CAN WE DO  
BETTER IN THE FUTURE?

WHAT CAN WE DO INFORM PEOPLE WHEN THEY PURCHASE HOUSES?

THE EXCITEMENT OF HAVING A REALLY BIG HOUSE IN SAN  
FRANCISCO AND WHAT THE KEY PIECES THAT YOU REALLY NEED TO  
LOOK INTO BEFORE YOU SIGN THAT DOCUMENT.

I REALLY IS SYMPATHETIC FOR YOUR SITUATION BUT I PROBABLY  
HAVE TO AGREE WITH MY PLANNING STAFF THAT IT IS FOR THE MATTER  
THAT IS COMING BEFORE US. WHAT WE'RE ASKED TO DO IN THE  
POLICY THAT IS GOVERNED BY THE PLANNING DEPARTMENT I NEED TO  
BE STAND BY MY STAFF AND AND COMMISSIONER WILLIAMS AND THEN  
COMMISSIONER CAMPBELL. >> I JUST HAVE AN ADDITIONAL  
QUESTION FOR MSWATI THERE WAS THERE WERE SOME PERMITS THAT  
WERE SIGNED OFF ON ON THE ON THE CONSTRUCTION OF THE  
BUILDING AT SOME PERIOD AFTER THE INITIAL OR SOME TIME.

AND SO I'M JUST TRYING TO WRAP MY HEAD AROUND LIKE THE PROCESS  
OF PULLING A BUILDING PERMIT FOR A MAJOR RENOVATION AND THEN  
NOT UNDERSTANDING THAT THE THE UNIT COUNT ON THE BUILDING  
AND HOW HOW DID THAT GET MISSED AND AND JUST SO I'M NOT SURE IF  
NOW THERE'S A WAY TO YOU KNOW WHEN A BUILDING INSPECTOR OR  
WHOEVER PULLS THE PERMIT THROUGH THE BUILDING DEPARTMENT  
IF THEY CHECK TO SEE, YOU KNOW, HOW MANY UNITS THERE IS TO MAKE  
SURE THAT YOU KNOW WHAT THEY'RE LOOKING AT IS IS IS LEGALLY YOU  
KNOW, A ONE UNIT OR A TWO UNIT BUILDING.

IS IS THERE A PROCESS TO FOR FOR THE PLANNING OR EXCUSE ME

THE BUILDING DEPARTMENT AND I'M SURE THAT YOU COULD YOU COULD  
PROBABLY ANSWER THAT BUT IS THERE A PROCESS THAT'S NOW  
IN IN THAT'S NOW A PART OF THE PERMIT PROCESS TO MAKE SURE  
THAT THIS KIND OF THING DOESN'T HAPPEN AGAIN?  
THAT'S BASICALLY WHAT I'M TRYING TO GET TO.

>> SURE. SURE, SURE. SO TWO PARTS OF THIS ONE THE BUILDING INSPECTOR SHOULD BE

CRYSTAL CLEAR ON WHAT THE UNIT COUNT IS THAT THEY'RE INSPECTING LIKE THAT IS A  
PRIMARY ASPECT OF THEIR ROLE

ESPECIALLY WHEN THE SCOPE OF THIS PERMIT WAS TO LEGALLY  
THESE TWO UNITS THAT THAT REALLY IS THE LAST PERMIT. AND SO I CAN CORRECT ME  
IF I'M WRONG HERE BUT THE LAST PERMIT  
THAT WE HAVE ON FILE WAS TO LEGALIZE THIS AS A FOUR UNIT

BUILDING, TAKING IT FROM A TWO TO A FOUR. SO THAT BEING THE SCOPE THAT'S WHAT  
YOU'RE INSPECTING ON IS

THAT THERE SHOULD BE FOUR OR FINAL UNITS THERE.

THAT'S WHAT'S BEING LEGALIZED. SO AND THAT'S WHAT WAS SIGNED  
OFF. WHAT WE DON'T HAVE BECAUSE OUR  
TECHNOLOGY IS VERY ANTIQUATED IS PHOTOS OR VIDEOS OF SAID  
INSPECTION. WE HAVE A SIGN OFF. WE HAVE A DATE. THAT'S WHAT WE'VE GOT AS  
EVIDENCE, RIGHT? WE'VE GOT THE PLANS AND THEN THE DATE THAT IT HAPPENED. >>  
WHAT I WILL SAY IN TERMS OF

MOVING INTO THE FUTURE ONE OF THE THINGS WE'RE ACTUALLY WORKING ON WITH AS  
PART OF PERMIT SAFE TECHNOLOGY PROJECT  
IS LOOKING AT WAYS TO LEVERAGE TECHNOLOGY LIKE PHOTOS IN THE  
FIELD, VIDEOS IN THE FIELD, THINGS LIKE THAT DURING  
INSPECTION. SO THERE'S NO MINCING OF WORDS  
OR TRUTH LOST IN TRANSLATION OF WHAT EXACTLY IS BEING APPROVED.  
AND SO I PERSONALLY AM AND I'M REALLY EXCITED FOR THAT BEING

ONE OF THE ADVANCEMENTS THAT WE'RE ABLE TO LAUNCH WITH THIS NEW TECHNOLOGY PROJECT. BUT THE WAY IT IS RIGHT NOW THE FACTS ARE APPROVED SET OF PLANS YOU KNOW WHAT STAGE OF AN INSPECTION YOU KNOW ROUGH FINAL ,THAT SORT OF THING DATE AND THE PERSON AND THAT TYPICALLY ENDS UP BEING THE BULK OF THE INFORMATION THAT WE HAVE RIGHT NOW CAPTURED IN THE SYSTEM. >> YEAH I APPRECIATE THAT.

I THINK THAT'S THAT'S A GREAT IDEA TO TO HAVE A PHOTO ACCOUNTABILITY OF WHAT'S BEING INSPECTED YOU KNOW AS A GENERAL BUILDING CONTRACTOR MYSELF, I'VE YOU KNOW, I'VE HAD TO DEAL WITH MANY INSPECTIONS AND DEAL WITH WITH INSPECTORS AND THEY NEVER YEAH, THEY NEVER TAKE A PHOTO OF YOUR WORK I DON'T YOU KNOW BUT IT I THINK THAT'S A GREAT IDEA JUST TO HAVE THAT THAT RECORD THAT PHOTO ON RECORD AS WELL AS THE BUILDING PERMIT AND EVERYTHING ELSE TO GO BACK JUST IN CASE THERE'S ANY KIND OF QUESTION ABOUT WHAT YOU INSPECTED AND SO I, I, I THINK THAT YOU KNOW I AGREE I'M EXCITED TO HEAR THAT THAT THAT'S GOING TO BE PART OF MOVING FORWARD WITH THAT WITH THE BUILDING DEPARTMENT AND I, I THINK THERE'S A LOT OF AREAS BECAUSE WE'VE SEEN STUFF LIKE THIS BEFORE AND I THINK NOW THAT THERE'S THESE CHANGES AND I AND I THINK THIS WOULD BE A GOOD OPPORTUNITY TO YOU KNOW LIKE YOU'RE DOING IS EXPLORING TO FIND SOLUTIONS TO SOME OF THESE PROBLEMS THAT HAVE COME UP BECAUSE IT'S NOT FAIR. SOME OF THE THINGS THAT WE'VE HEARD AS WELL AS WHAT'S HAPPENING TODAY WHEN FOLKS FIND THEMSELVES IN A SITUATION THAT HAPPENED WELL BEFORE THEM AND AND AND SO THANK YOU FOR THAT.

>> YEAH COMMISSIONER CAMPBELL THANK YOU.

I ECHO THE SENTIMENT OF A LOT OF MY FELLOW COMMISSIONERS THAT THIS THIS ONE HAS ME PARTICULARLY SICK TO BE HONEST

I ONE OF THE FIRST THINGS I THOUGHT TO ASK FOR WAS THE THREE HOUR REPORT AS WELL WHICH THAT THE ASSIGNED PLANNER WAS ABLE TO GIVE TO ME AND IT I THINK JUST AS PART OF CLASSIC DUE DILIGENCE THAT THAT'S WHAT SHOULD HAVE BEEN PROVIDED TO YOU UPON THIS TRANSACTION AND IT'S CLEAR THAT IT WAS IDENTIFIED AS A FOUR UNIT BUILDING IN THE EYES OF THE CITY. I THINK WHAT I REALLY STRUGGLE

WITH HERE IS THAT DENIAL OF THIS MEANS THAT YOU'RE YOU REALLY HAVE NO CHOICE BUT TO BUILD THESE FOUR UNITS AND IF YOU'RE GOING TO STAY IN THIS HOME YOU'RE IT'S NOT A VERY SUSTAINABLE AND PRACTICAL SOLUTION. RIGHT? YOU'RE GOING TO DO THAT AND THEN YOU'RE GOING TO TRY TO LIVE IN IT AS A SINGLE FAMILY

HOME WHICH I THINK DOESN'T MAKE GOOD SENSE TO ME ALTHOUGH WE'RE WRITING THE WRONG SO I JUST WONDER IF THERE'S ALTERNATIVE SOLUTIONS THAT HAVE BEEN EXPLORED OR IF THERE'S PRECEDENT FOR, YOU KNOW, REINSTATING THE UNITS UPON SALE OR YOU KNOW, DELAYING THAT. AND I, I SUSPECT WE WANT THIS CLEARED UP AS SOON AS POSSIBLE. BUT I WONDERED IF THERE'S PRECEDENT FOR DELAYING THE WORK TO ANOTHER POINT IN TIME WHEN IT'S MORE REASONABLE FOR THE FAMILY OR IF THAT'S EVEN SOMETHING THE PROJECT SPONSORS INTERESTED IN.

I DON'T KNOW IF THAT'S A VINCENT QUESTION OR IF THAT'S A LESS WEIGHTY QUESTION OR IF THAT'S A SEPARATE QUESTION.

>> SHE MIGHT NOT HAVE HEARD IT SO MAYBE YOU WANT TO TAKE IT.

I WILL SAY IT WILL BE A TEAM EFFORT WHEN RESPONDING TO COMMISSIONER CAMPBELL'S QUESTION I DON'T KNOW I I

IN THIS CASE I HAVE AND SLIGHTLY AWKWARD POSITION  
OF BOTH BEING THE CASE PLANNER AND THE ENFORCEMENT PLANNER  
ASSIGNED TO THEIR PROJECT. SO IN THIS ROLE HERE AT  
PLANNING COMMISSION I'M SPEAKING AS THE CASE PLANNER THE DECISION ABOUT  
HOW WE PROCEED WITH ENFORCEMENT WOULD  
BE THE ZONING ADMINISTRATORS WHO YOU KNOW UNDER THE  
ENFORCEMENT CASE AFTER THE HEARING I LIZ I DON'T DO YOU  
KNOW IF THERE IS PRECEDENT FOR THAT COULD YOU REPEAT YOUR  
QUESTION OR YOU'RE WONDERING IF THERE'S PRECEDENT FOR  
REINSTATING THE UNITS UPON SALE VERSUS DOING IT AT THIS POINT  
IN TIME JUST KNOWING THAT IT DOESN'T MEET THE NEEDS OF THE  
CURRENT OWNER AND IF THEY WERE TO DO IT IT WOULD BE SOMEWHAT  
GRATUITOUS AND THEN THEY'LL CONTINUE TO OCCUPY IT AS A SINGLE FAMILY HOME AS  
BEST THEY CAN.

BUT IS IT SOMETHING THEY COULD DO LATER? I DON'T EVEN KNOW IF THAT'S OF  
INTEREST TO THE PROJECT SPONSOR

BUT JUST CURIOUS WE HAVE DEFINITELY HAD DWELLING UNIT  
MERGER CASES BEFORE WITH A VARIETY OF DIFFERENT UNIQUE PERSONAL  
CIRCUMSTANCES WHERE WE'VE EFFECTIVELY AUTHORIZED A  
MERGER AND REQUIRED THE RESTORATION OF THE LEGAL UNIT  
COUNT UPON SALE OR CHANGE OF CIRCUMSTANCES.

I KNOW WE'VE HAD SOME WHERE THERE HAVE BEEN THE NEEDS FOR  
CARETAKERS. I THINK WE HAD ONE WHERE I  
DON'T THINK IT WAS QUITE YET A REASONABLE ACCOMMODATION BUT IT FELT  
ANALOGOUS TO THAT OR THE NEED OF DIFFERENT UNIQUE  
FAMILIAR SITUATIONS WHERE THERE WAS SOME I THINK SORT OF  
EMPATHY TO CUT YOU KNOW, CUT AN OPENING BETWEEN TWO UNITS, KEEP  
BOTH KITCHENS, ALLOW THEM TO USE IT AS ONE, RESTORE IT UPON  
SALE. SO WE'VE DEFINITELY DONE THINGS

LIKE THAT IN THE PAST. YOU KNOW, I WE DON'T MAYBE  
DON'T HAVE THE EXACT MECHANICS TO PRESENT TO YOU TODAY ON  
EXACTLY HOW YOU KNOW, WE COULD DO THAT AND EXECUTE THAT.  
CERTAINLY IF THERE WAS A MAJORITY OF COMMISSIONERS HERE WHO WERE  
INTERESTED IN THAT WE COULD GO BACK YOU KNOW, WE  
COULD CONTINUE THIS FOR A WEEK AND COME BACK WITH THAT  
INFORMATION. THAT'S PROBABLY THE BEST THE BEST PATH FORWARD IF THAT'S OF  
INTEREST.  
BUT WE DEFINITELY HAVE DONE THAT WHERE WE'VE BASICALLY  
ALLOWED TO IT'S EFFECTIVELY PUNTING THE DECISION RIGHT?  
WE'RE SAYING HEY, ULTIMATELY WE'RE RESTORING THESE UNITS TO THE HOUSING  
STOCK BUT WE'RE NOT GOING TO RESTORE THEM TO THE  
CITY'S HOUSING STOCK UNTIL THE PROPERTY TRANSACTS.  
YOU KNOW, I DO THINK THE OTHER FACTOR TO TO KEEP IN MIND IS  
THE AMOUNT OF CONSTRUCTION THAT WILL BE NECESSARY TO RESTORE  
THOSE USUALLY IN THOSE CIRCUMSTANCES THE AMOUNT OF CONSTRUCTION IS PRETTY  
MINIMAL. IT'S LIKE, YOU KNOW, FILL IN A  
DOOR OPENING OR SOMETHING ALONG THOSE LINES AND WE'VE  
MAINTAINED YOU KNOW, WE'VE REQUIRED MAINTENANCE OF PLUMBING AND KITCHENS  
AND THINGS LIKE THAT.  
SO IT'S A FAIRLY LOW COST RESTORATION IF YOU WILL.  
I THINK THIS IS A BIT DIFFERENT. YOU WOULD HAVE TO CREATE NEW KITCHENS,  
PROBABLY NEW  
CIRCULATION, RIGHT? I MEAN JUST THE EXPENSE WE  
HEARD THE STORY HERE OF WHAT THE EXPENSE WOULD BE TO RESTORE IT. SO I THINK  
THAT WOULD PROBABLY  
BE OUR HESITATION TO TAKING THAT APPROACH IN THIS SCENARIO. BUT IT IS A  
CONCEPT THAT WE HAVE CERTAINLY DONE IN THE PAST  
WELL SEEING THE DIRECTION THAT THIS VOTE MIGHT BE HEADING I  
WOULD BE CURIOUS TO HEAR IF THE PROJECT SPONSOR IS EVEN INTERESTED IN THAT  
OPTION. FROM MY POINT OF VIEW THAT

WOULD BE SOMETHING I WOULD BE WILLING TO SUPPORT BUT I DON'T KNOW HOW MY OTHER FELLOW COMMISSIONERS THINGS BUT I THINK MAYBE WE START WITH THE PROJECT SPONSOR.

FIRST OF ALL I WANT TO SAY THANK YOU FOR OFFERING A CREATIVE SOLUTION. I THINK WE'RE OPEN.

I CAN FEEL MYSELF GETTING EMOTIONAL AND I KNOW THAT'S NOT THE POINT. ALL CREATIVE SOLUTIONS ARE WELCOME. I THINK FROM A GOALS STANDPOINT

AND FROM A SUSTAINABILITY PERSPECTIVE I WOULD LEAN TOWARDS THAT AS A AS A AS A COMPROMISE IN THIS SITUATION I THINK IT'S A BIT OF A WIN WIN. IT GETS IT KEEPS A FAMILY HERE IN THE CITY AND PROVIDES THEM A HOME THAT WORKS FOR THEM BUT UPON SALE IT GETS US BACK THE UNITS THAT WE'RE LOOKING FOR IN THE MARKET SO COMMISSIONER MOORE I DO THINK THAT THE APPLICANT EXPRESSED THEIR WILLINGNESS TO DO THINGS.

HOWEVER ARCHITECT WILL DESCRIBE TO US AND ELABORATE DETAIL HOW THEY WERE MODELED TO A SINGLE FAMILY HOME RELOCATED UTILITIES AWAY FROM A FUTURE SUBDIVISION OR RETROFITTING IT INTO A MULTI STORY UNIT INTO A BUILDING WITH SMALL TWO STORIES AND THE COSTS THAT WERE DESCRIBED IN IT GOING DOWN SUCH A PATHWAY SEEMED EXORBITANT AND I THINK WE HAVE A DESCRIPTION OF THAT IN THE STAFF REPORT AND SO I THINK THAT THAT MAY BE AN IDEAL GIVEN HOWEVER, THE ANALYSIS THAT HAS ALREADY BEEN DONE IT MAKES IT SOMEWHAT PERIPHERAL IF NOT IMPOSSIBLE NOT TO TALK ABOUT THE GLASS STAIR INDEED AND NOT HAVING STACKED UTILITIES ANYMORE AS YOU AS YOU ULTIMATELY HAVE IN A MULTI MULTI-UNIT BUILDING. >> SO IT'S IF COMMISSIONER CAMPBELL WANTS TO HAVE HER ARCHITECT TO TRULY STATE HIS

OBSERVATION ON THE MULTIPLE MULTIPLE UNITS, THAT'S ONE THING. BUT IF THIS BUILDING WOULD HAVE TO BE RECONSTITUTED TO MULTIPLE UNITS BEFORE THEY LEAVE, I DON'T THINK THERE WOULD BE MUCH SALE BENEFITS TO A SALE ANYMORE BECAUSE THE MONEY HAS ALREADY BEEN SPENT.

THIS IS ALREADY A \$4.86 MILLION HOME SO I'D PROBABLY GOING UP AS WE SPEAK BECAUSE THIS PARTICULAR SIZE OF UNIT IS INDEED A DESIRABLE THING THAT EVERYBODY WANTS BUT IT'S VERY DIFFICULT TO GET IN SAN FRANCISCO SO THAT JUST WOULD BE MY OBSERVATION JUST RECALLING WHAT WE HEARD EARLIER.

OKAY, COMMISSIONER, THERE IS A MOTION THAT HAS BEEN SECONDED SHALL I CALL THAT QUESTION? YEAH.

COMMISSIONER GILBERT GILBERT WILLIAMS HAVE PUT A MOTION IN AND IT'S BEEN SECOND BY COMMISSIONER IMPERIAL AND COMMISSIONER MCGARRY HAD SOME MORE COMMENTS ON THE MOTION. GOOD.

I WAS WONDERING WITH COMMISSIONER CAMPBELL COULD WE AMEND THE MOTION OR IS THAT WE WERE THINKING ABOUT AN AMENDMENT TO THE MOTION TO REFLECT THE POSSIBILITY OF THIS SCENARIO OF THESE UNITS REVERTING BACK TO THEIR ORIGINAL FOUR UNITS AT THE POINT OF SALE?

>> I THINK THE ISSUE RIGHT NOW IS THE MOTION THAT'S ON THE TABLE IS FOR A DISAPPROVAL. DISAPPROVAL DON'T HAVE CONDITIONS OF APPROVAL. SO I THINK IF THIS COMMISSION WANTED TO TAKE SORT OF THE ALTERNATIVE APPROACH WE WOULD LIKELY NEED TO CONTINUE IT OUT. SO WE COULD DRAFT AN APPROVAL MOTION WITH CONDITIONS SO IT WOULD BE APPROVING THE MERGER

BUT EFFECTIVELY LIKE A FINITE MERGER WITH A COMMITMENT TO  
BUILD EFFECTIVELY THREE ADDITIONAL KNOW TWO ADDITIONAL  
UNITS BEFORE THE SALE. >> SO WE WOULD NEED SOME TIME  
TO FIGURE OUT HOW TO CRAFT A NOT A DIFFERENT STAFF REPORT EFFECTIVELY A  
DIFFERENT MOTION FOR YOU.

>> SO THIS MOTION WOULD I THINK THE MOTION JONES CAN CORRECT ME  
IF I'M WRONG IS TO TAKE THE STAFF RECOMMENDATION OF  
DISAPPROVAL AND THERE'S A SECOND ON THAT GOING TO THAT I  
ASK BECAUSE I DIDN'T HEAR AN ALTERNATE MOTION.

I HEARD A ONE. OKAY. BUT I THINK THAT WOULD BE A CONTINUANCE. OKAY. GOT IT RIGHT.  
YOU NEED TO MAKE A MOTION TO CONTINUE. DO I DO IT NOW? I DIDN'T HEAR IT SO I  
MOTION TO

CONTINUE SO OKAY SO THERE IS NOW A MOTION TO CONTINUE THAT  
HAS BEEN SECONDED WHICH TAKES PRECEDENCE AS A PROCEDURAL  
MATTER. SO WE SHALL CALL THAT QUESTION  
FIRST ON THAT MOTION TO CONTINUE.

>> HOW LONG DO YOU THINK YOU NEED?  
OKAY. ON THAT MOTION TO CONTINUE  
DECEMBER 18TH, COMMISSIONER CAMPBELL I COMMISSIONER MCGARRY  
COMMISSIONER WILLIAMS NAY COMMISSIONER IMPERIAL NO.  
COMMISSIONER MOORE NO. AND COMMISSIONER PRESIDENT SO I  
THAT MOTION FAILS 323 WITH COMMISSIONERS WILLIAMS IMPERIAL  
AND MOORE VOTING AGAINST THE ON THE MOTION TO DISAPPROVE  
COMMISSIONER CAMPBELL NO COMMISSIONER MCGARRY  
COMMISSIONER WILLIAMS ALL RIGHT COMMISSIONER IMPERIAL I  
COMMISSIONER MOORE AND COMMISSION PRESIDENT SO  
THEY OKAY THAT MOTION FAILS THREE, TWO THREE IF THERE IS  
NOT AN ALTERNATE MOTION, THE CONDITIONAL USE REQUEST IS DE

FACTO DISAPPROVED. I'M NOT HEARING A ALTERNATE  
MOTION SO SO THERE YOU HAVE IT. IT'S A33 VOTE JUST A DE FACTO  
DISAPPROVAL WITH THAT COMMISSIONERS IT CONCLUDES YOUR  
HEARING TODAY AS THE DISCRETIONARY REVIEW CALENDAR ITEMS HAVE BEEN  
CONTINUED, MEETINGS ADJOURNED

# EXHIBIT C

## Photographic and MLS Records Demonstrating Long-Standing As-Built Condition

### 524 Vallejo Street – Conditional Use Authorization Appeal

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This exhibit documents the long-standing physical configuration and use of the property at 524 Vallejo Street through two successive arm's-length sales (2017 and 2021) and into the present day. The materials included consist of MLS listings, floor plans, photographs, and related marketing records that reflect the property's as-built condition at each point in time.

Together, these records demonstrate continuity of layout, circulation, and use, and corroborate that the building functioned and was represented as a single-family residence for nearly a decade. The materials further show that the four-unit configuration approved on paper was not constructed and did not exist in physical form at the time of either sale or during Appellants' ownership.

This exhibit is submitted to provide visual and documentary context for the as-built condition of the property and to support the factual record regarding its long-standing use.

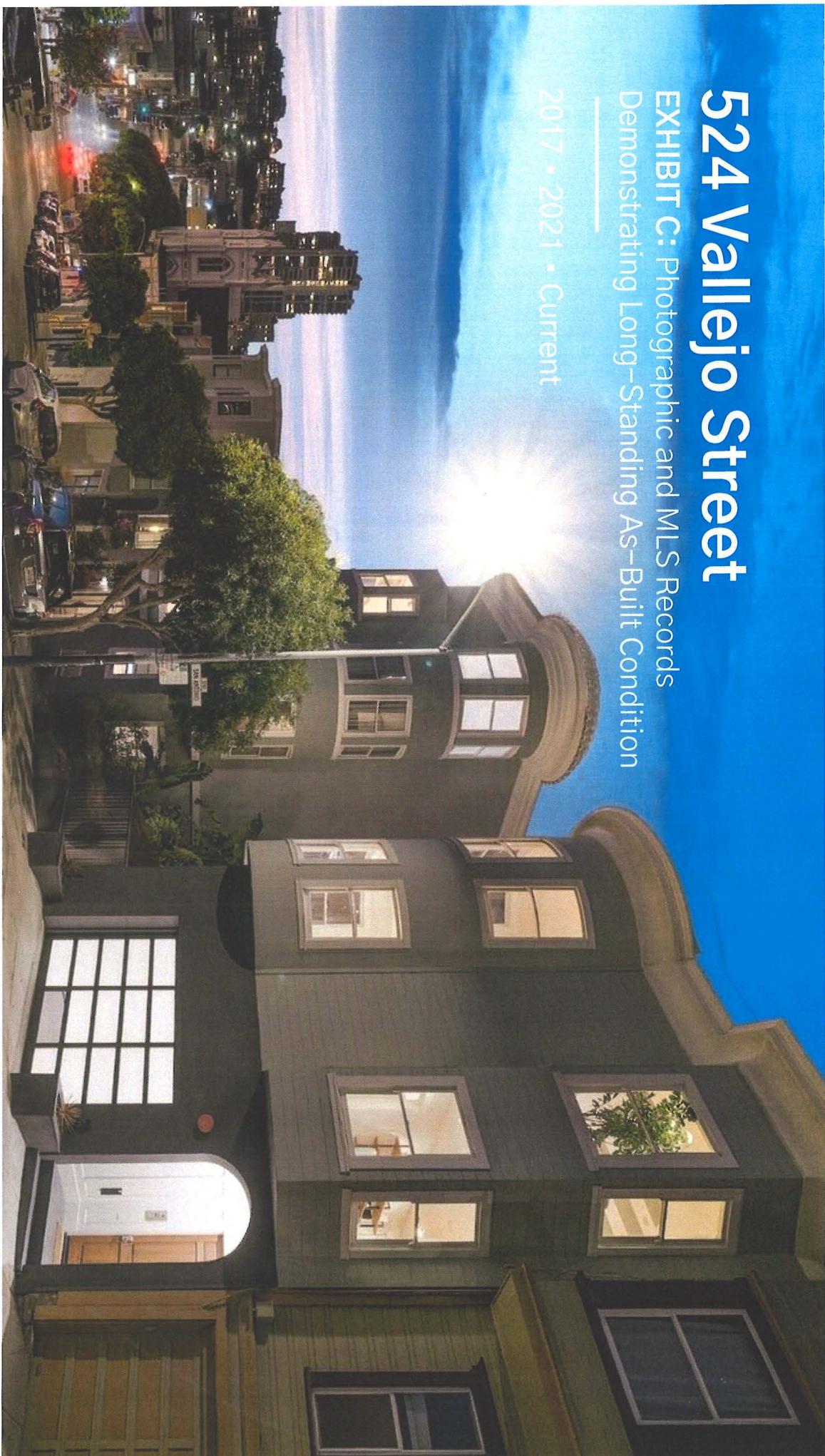
- File attached below  524 Vallejo Street - Exhibit D: Photographic and MLS Records Demons...

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# 524 Vallejo Street

EXHIBIT C: Photographic and MLS Records  
Demonstrating Long-Standing As-Built Condition

2017 • 2021 • Current



## **EXHIBIT C:**

### Photographic and MLS Records Demonstrating Long-Standing As-Built Condition

Exhibit D documents the consistent, long-standing physical configuration and use of the Property as a single-family residence through two arms-length sales (2017 and 2021) and into the present day. The images from the 2017 listings, the 2021 listings, and current conditions tell a consistent story: for nearly a decade, the Property has had one architecture, one layout, and one use — a single-family home.

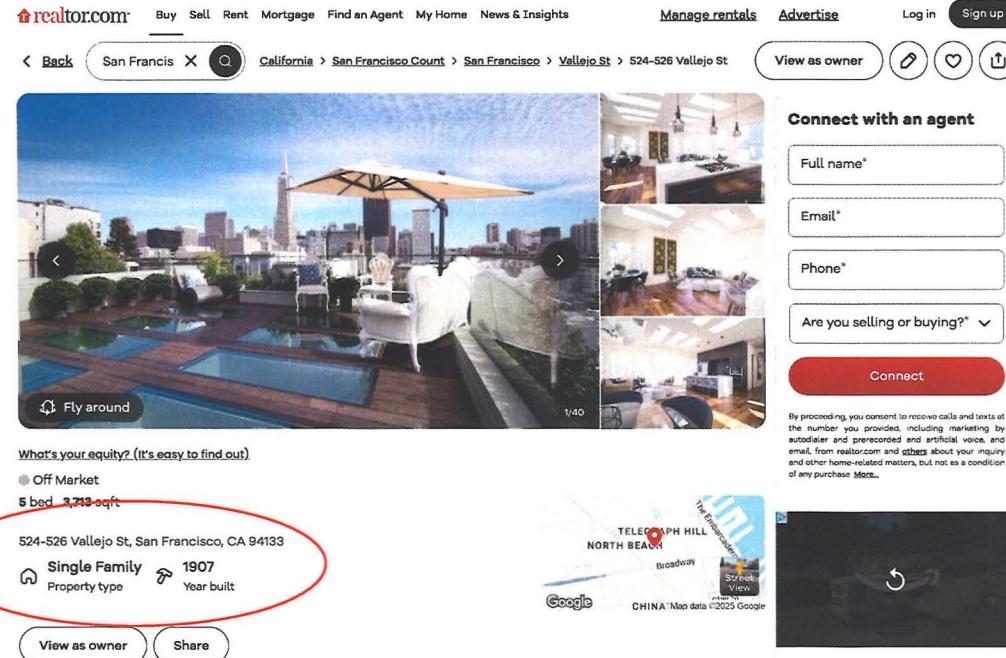
These materials demonstrate continuity of layout, circulation, and use, and corroborate that the four-unit configuration approved on paper was never constructed. Despite plans filed with the City, there is no material or visual evidence that a four-unit building existed at any point during this period — only a single, continuous home resulting from the prior developer's remodel following the 2010 purchase.

*Exhibit D does not interpret or argue Planning Code requirements; it documents physical conditions and continuity over time.*

# Section C-1: 2017 MLS Listing Materials

The 2017 MLS listing describes the Property as a single-family residence, with no indication of a four-unit building in the marketing materials.

[https://www.realtor.com/rentals/details/524-26-Vallejo\\_San-Francisco\\_CA\\_94109\\_M27602-94766](https://www.realtor.com/rentals/details/524-26-Vallejo_San-Francisco_CA_94109_M27602-94766)  
[https://www.realtor.com/realstateandhomes-detail/524-526-Vallejo-St\\_San-Francisco\\_CA\\_94133\\_M20503-05070](https://www.realtor.com/realstateandhomes-detail/524-526-Vallejo-St_San-Francisco_CA_94133_M20503-05070)



realtor.com Buy Sell Rent Mortgage Find an Agent My Home News & Insights Manage rentals Advertise Log in Sign up

Back San Francis X California > San Francisco Count > San Francisco > Vallejo St > 524-526 Vallejo St

Fly around

What's your equity? (It's easy to find out)

Off Market

5 bed 3,718 sqft

524-526 Vallejo St, San Francisco, CA 94133

Single Family Property type 1907 Year built

View as owner Share

US Military & Veterans \$100,000 Home Giveaway. See Off. Rules

## Property details

### Interior

#### Bedrooms

- Bedrooms: 5

#### Other rooms

- Main Level: 1 Bedroom, 2 Baths, 1 Master Suite, Living Room
- Upper Level: 1 Bedroom, 1.5 Baths, 1 Master Suite, Kitchen
- Lower Level: 1 Bedroom, 1 Bath, 1 Master Suite

### Features

#### Home Features

- Special Features: Elevator/Lift

#### Building and Construction

- House Style: Contemporary, Custom, Edwardian
- Levels Or Stories: 4
- Exterior: Stucco, Redwood Siding

### Exterior

#### Exterior and Lot Features

- Views: Panoramic, City Lights, San Francisco, Downtown
- Lot Measurement: Sq Ft

#### Garage and Parking

- Garage: Attached, Garage, Auto Door, Interior Access

## Listing

#### Other Property Info

- County: San Francisco
- Area: SF District 8, G
- Subdivision: Telegraph Hill
- Zoning: Rm-1
- Shopping: 1 Block
- Transportation: 1 Block
- Cross Street Address: Kearny

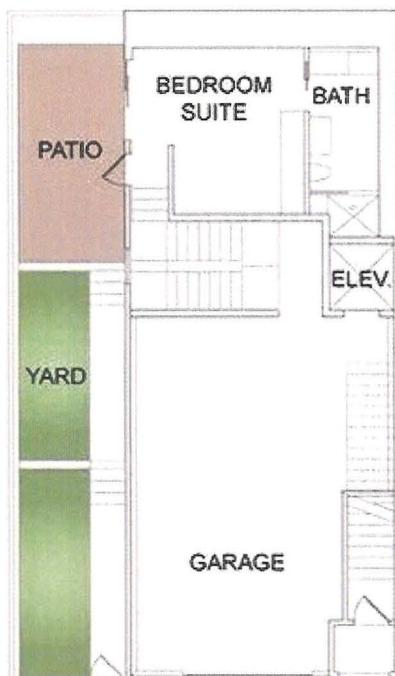
#### Listing Information

- Type: 4+ Story

Show less ^

## Section C-1: 2017 MLS Listing Layout

The 2017 MLS floor plans depict the Property as a single-family residence, with one kitchen and a single, unified circulation pattern.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

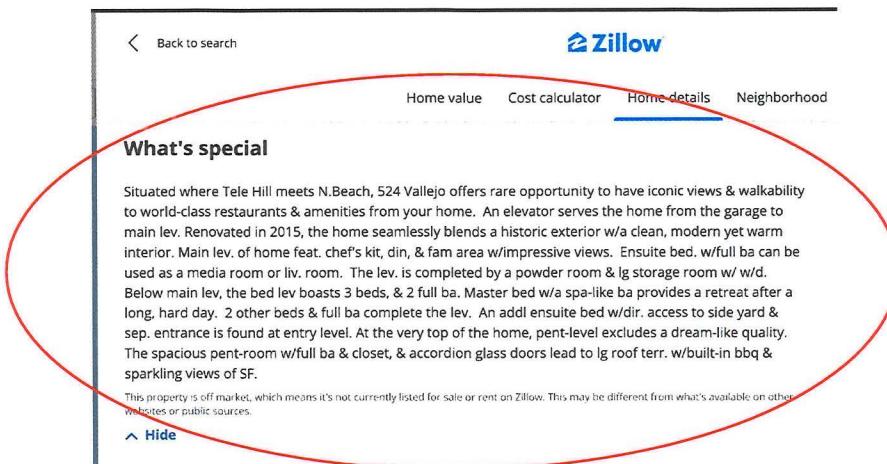


FOURTH FLOOR PLAN

## Section C-2: 2021 MLS Listing Materials (Appellants' Purchase)

The 2021 MLS listing describes the Property as a single-family residence, with no indication of a four-unit building in the marketing materials.

[https://www.zillow.com/homedetails/524-526-Vallejo-St-San-Francisco-CA-94133/331547204\\_zpid/](https://www.zillow.com/homedetails/524-526-Vallejo-St-San-Francisco-CA-94133/331547204_zpid/)



Back to search

**Zillow**

Home value Cost calculator Home-details Neighborhood

**What's special**

Situated where Tele Hill meets N.Beach, 524 Vallejo offers rare opportunity to have iconic views & walkability to world-class restaurants & amenities from your home. An elevator serves the home from the garage to main lev. Renovated in 2015, the home seamlessly blends a historic exterior w/a clean, modern yet warm interior. Main lev. of home feat. chef's kit, din, & fam area w/impressive views. Ensuite bed. w/full ba can be used as a media room or liv. room. The lev. is completed by a powder room & lg storage room w/ w/d. Below main lev, the bed lev boasts 3 beds, & 2 full ba. Master bed w/a spa-like ba provides a retreat after a long, hard day. 2 other beds & full ba complete the lev. An addl ensuite bed w/dlr. access to side yard & sep. entrance is found at entry level. At the very top of the home, pent-level excludes a dream-like quality. The spacious pent-room w/full ba & closet, & accordion glass doors lead to lg roof terr. w/built-in bbq & sparkling views of SF.

This property is off market, which means it's not currently listed for sale or rent on Zillow. This may be different from what's available on other websites or public sources.

**Hide**

### Construction

#### Type & style

- Home type: SingleFamily

### Condition

- Year built: 1907

### Community & neighborhood

#### Community

- Community features: On Site Laundry Available

### Location

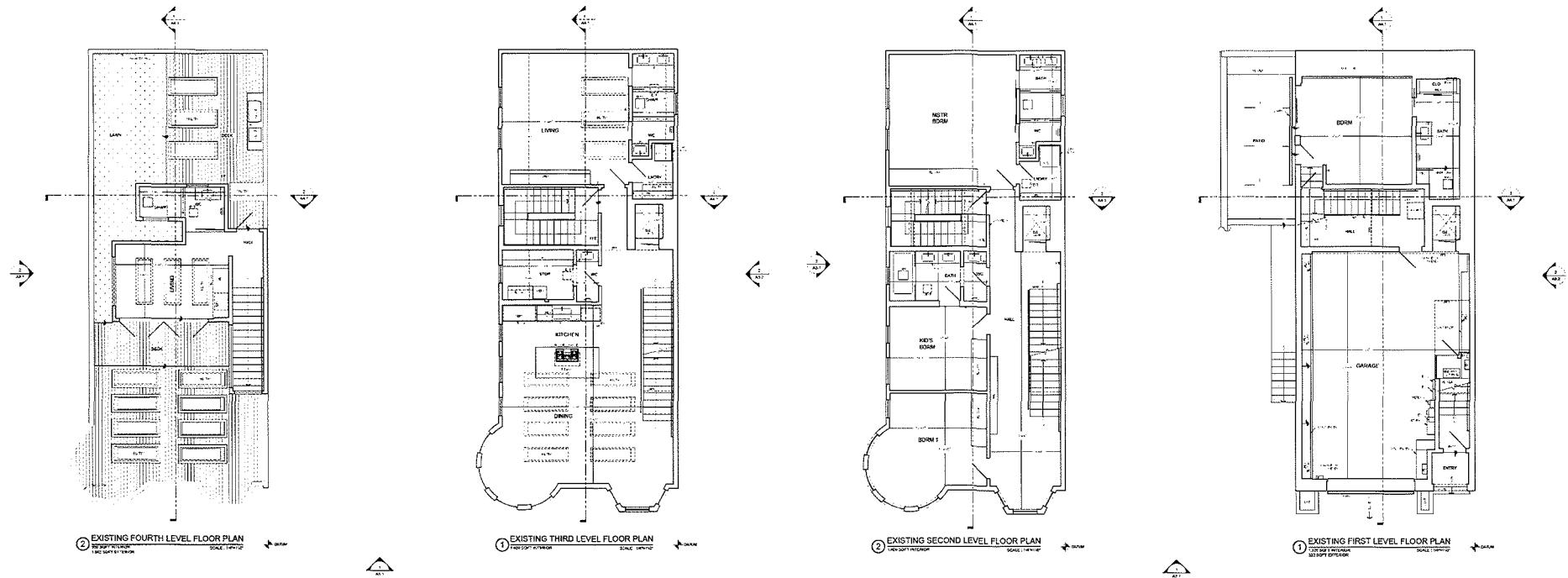
- Region: San Francisco

### Other

#### Other facts

- Property Subtype 1: Single-Family Homes
- Family Room: View, Skylight(s)
- Lower Level: 2 Baths, 3 Bedrooms, 1 Master Suite
- Laundry Appliances: Hookups Only, Washer/Dryer, 220 Volt Wiring, In Closet
- Main Level: Dining Room, Family Room, Kitchen, .5 Bath/Powder, 1 Master Suite
- Other Rooms: Office
- Parking: Garage
- Special Features: Elevator/Lift
- Style: Custom, Victorian
- View(s): City Lights, San Francisco, Downtown
- Status: Active
- Dining Room: Dining Area, Lvng/Dng Rm Combo, Skylight(s)
- Construction: Wood Frame
- Shopping: 1 Block
- Transportation: 1 Block
- Bath Type/Includes: Remodeled, Shower and Tub, Stal Shower, Radiant Heat
- Upper Level: 1 Bath
- District: SF District 8
- Heating/Cooling Sys: Radiant
- Living Room: Skylight(s)
- Subdist: Telegraph Hill
- Square Footage Source: Per Graphic Artist
- Parking Leased: On Site
- # of Parking Spaces: 2
- Foundation: Concrete
- Lot Measurement: SqFt

## Section C-3: Current Layout (2024 As-Built Plans)



## Section C-3: Current Layout (2024 As-Built Plans)



## Section C-4: Ownership History (June 1994 - Present)

### 524 Vallejo St

San Francisco, CA 94133

Telegraph Hill Neighborhood

Estimated Value: **\$2,414,000 - \$4,596,000**

-- Bed

**6** Baths

**3,713** Sq Ft

**\$1,085/Sq Ft** Est. Value

### About This Home

This home is located at 524 Vallejo St, San Francisco, CA 94133 and is currently estimated at \$4,027,229, approximately \$1,084 per square foot. 524 Vallejo St is a home located in San Francisco County with nearby schools including Chin (John Yehall) Elementary School, Francisco Middle School, and Sts. Peter And Paul K-8.

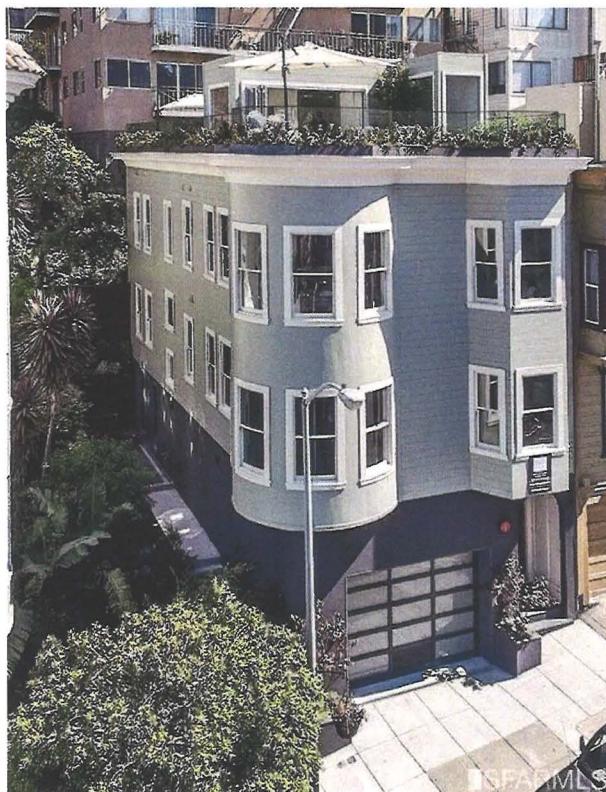
### Ownership History

Date	Name	Owned For	Owner Type	
Apr 2021 - Present	Holloway Katelin and Ramirez Benjamin	4 Years and 7 Months	Private Individual	▼
Jun 2017 - Apr 2021	Roumana Llc	3 Years and 10 Months	Company	▼
Oct 2010 - Jun 2017	Iskandar Peter	6 Years and 8 Months	Private Individual	▼
Oct 2002 - Oct 2010	Marenco William A	8 Years	Private Individual	▼
Mar 2002 - Oct 2002	Marenco William A	7 Months	Private Individual	▼
Mar 2002 - Mar 2002	Marenco William A	Less than a month	Private Individual	▼
Jun 1994 - Mar 2002	Marenco William M	7 Years and 9 Months	Private Individual	▼

Source: Public Records

## Section C-5: Comparative Evidence - Exterior

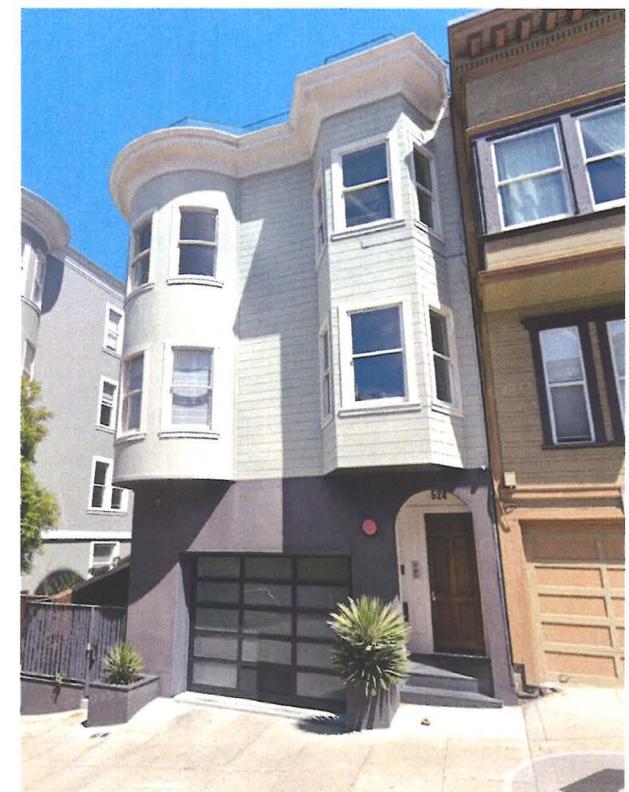
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT



## Section C-5: Comparative Evidence - First Floor Bedroom

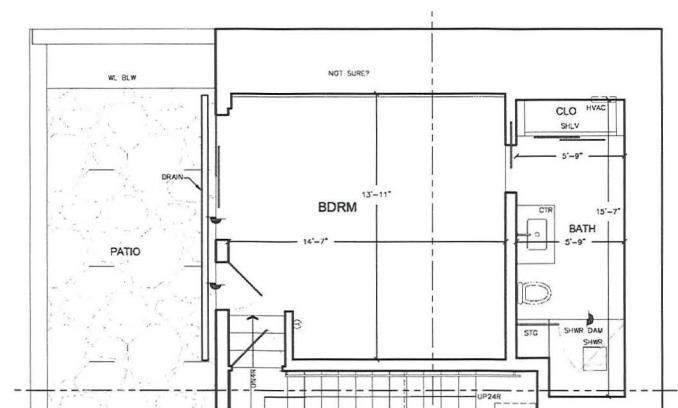
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - First Floor Bedroom

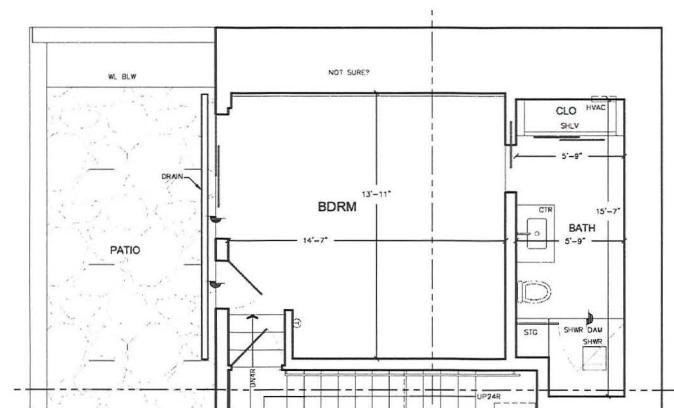
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - First Floor Patio

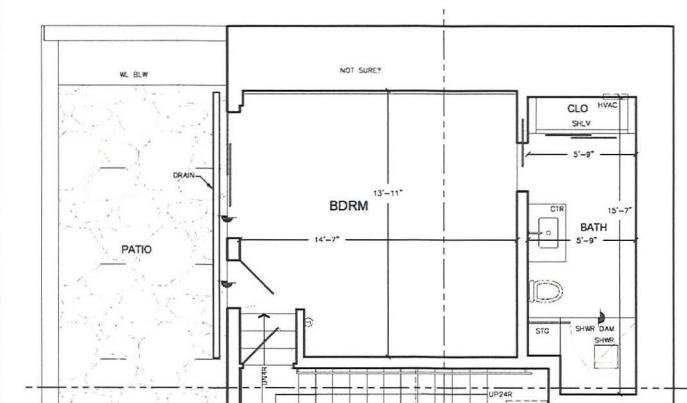
2017 MARKETING MATERIALS

No  
contemporaneous  
MLS photographs  
available

2021 MARKETING MATERIALS

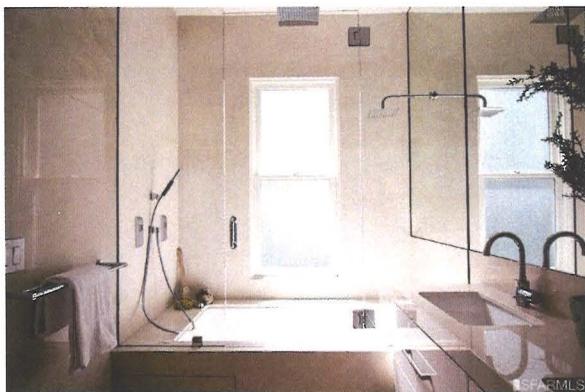


CURRENT AS BUILT



## Section C-5: Comparative Evidence - Second Floor Bathroom

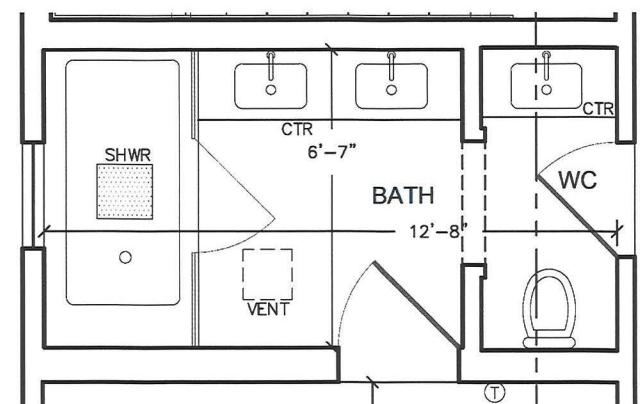
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Second Floor Bedroom 1

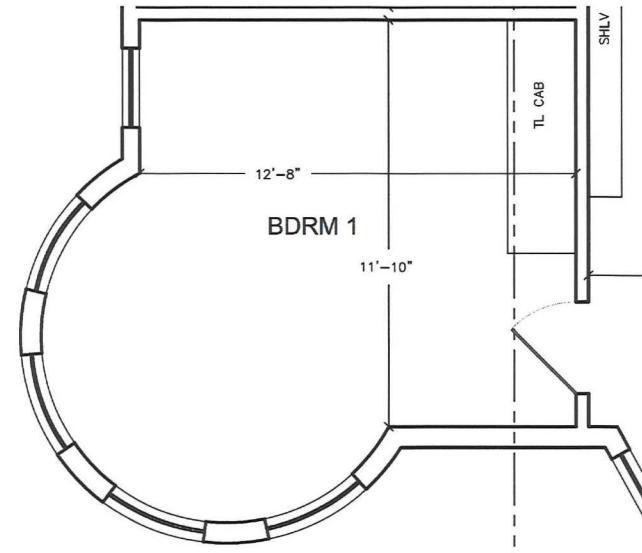
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Second Floor Bedroom 2

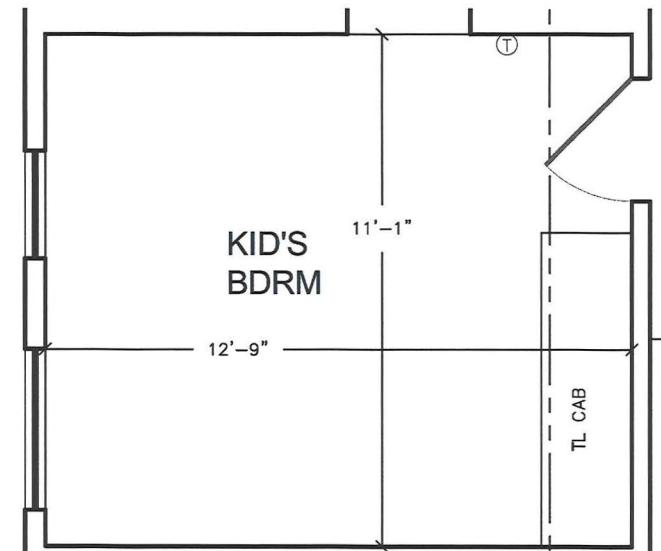
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Second Floor Hallway

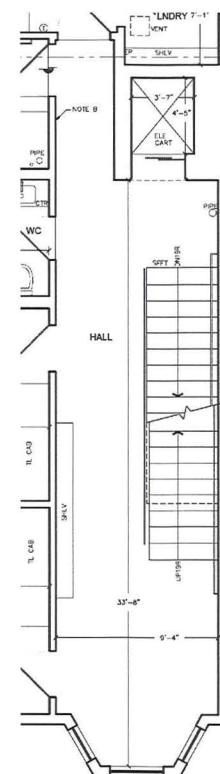
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Second Floor Primary Bedroom

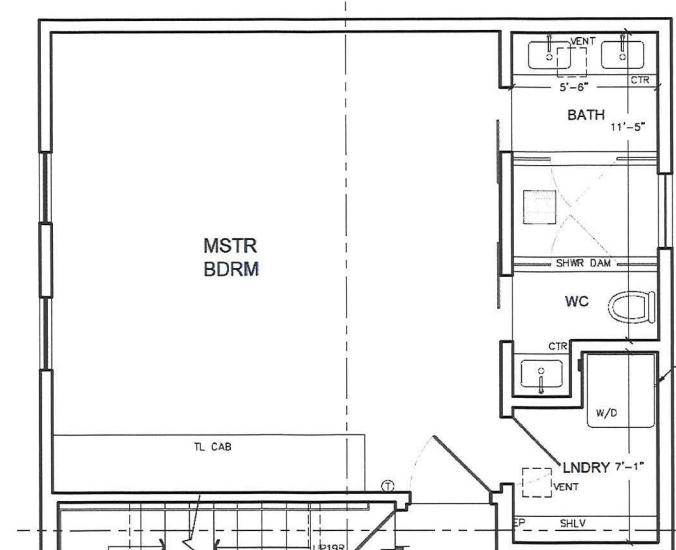
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT

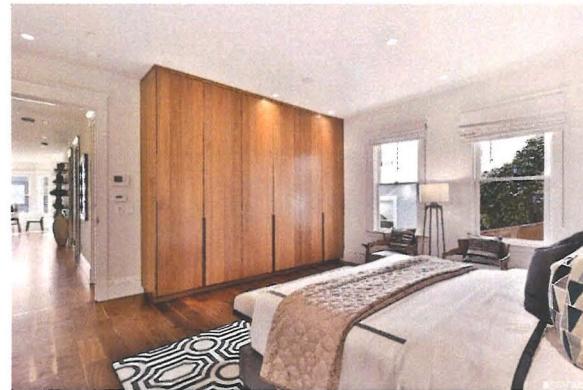


## Section C-5: Comparative Evidence - Second Floor Primary Bedroom

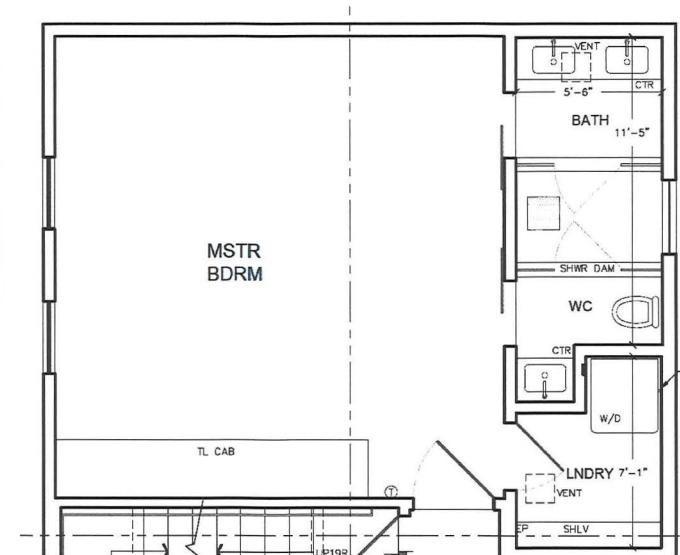
2017 MARKETING MATERIALS

No contemporaneous  
MLS photographs  
available

2021 MARKETING MATERIALS



CURRENT AS BUILT



## **Section C-5: Comparative Evidence - Second Floor Primary Bathroom**

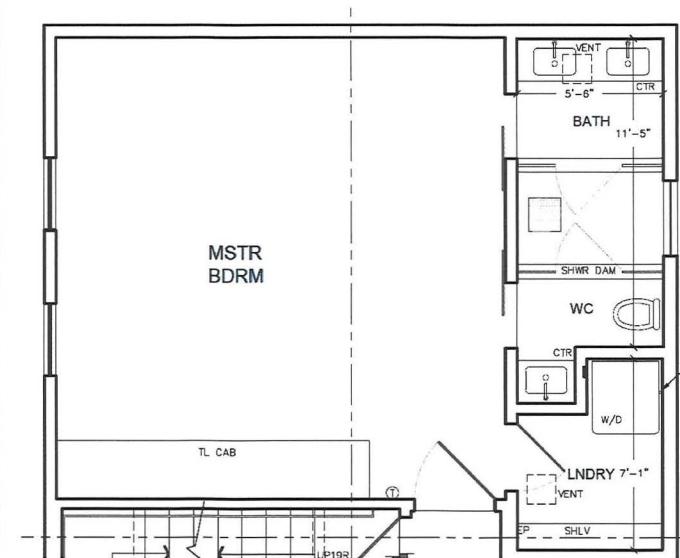
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



## CURRENT AS BUILT



## Section C-5: Comparative Evidence - Second Floor Primary Bathroom

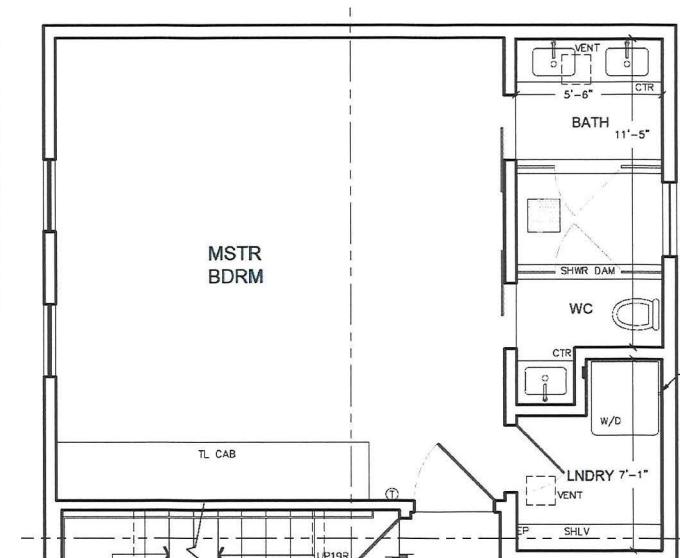
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Third Floor Kitchen

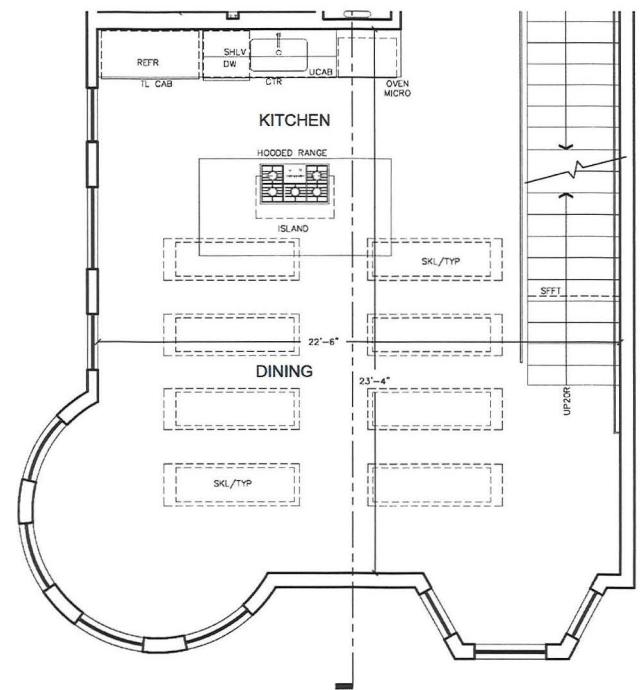
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Third Floor Kitchen

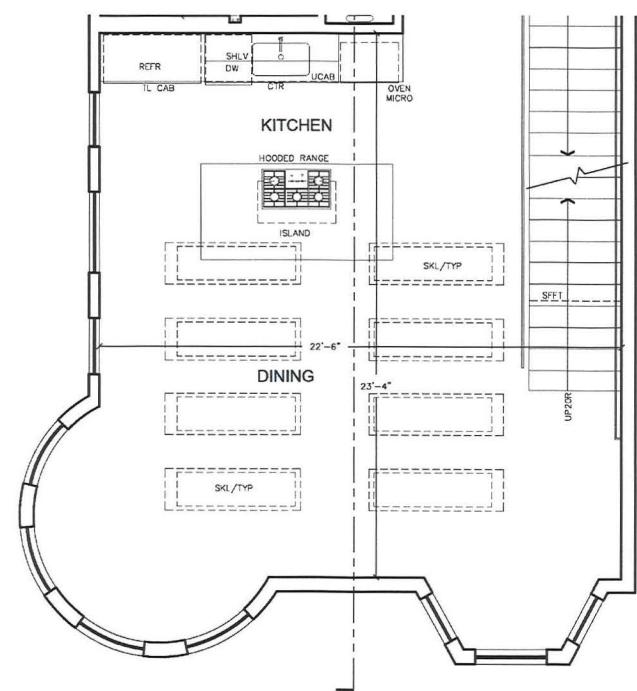
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Third Floor Kitchen

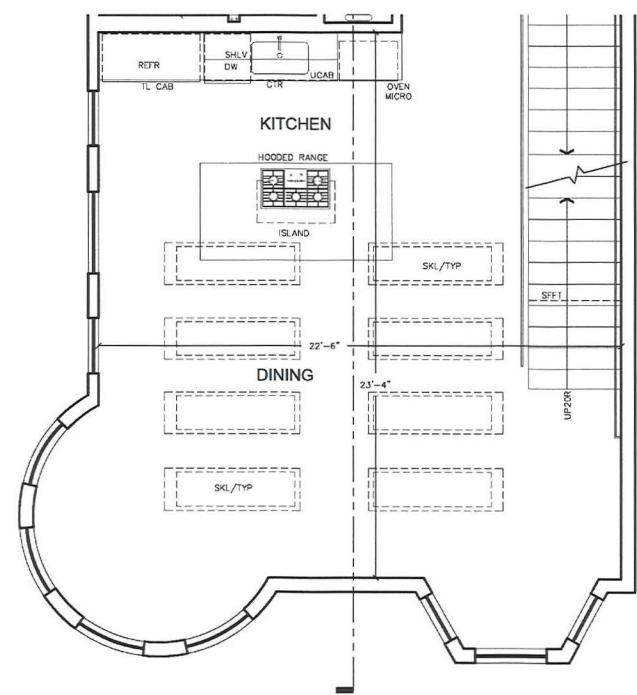
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Third Floor Kitchen

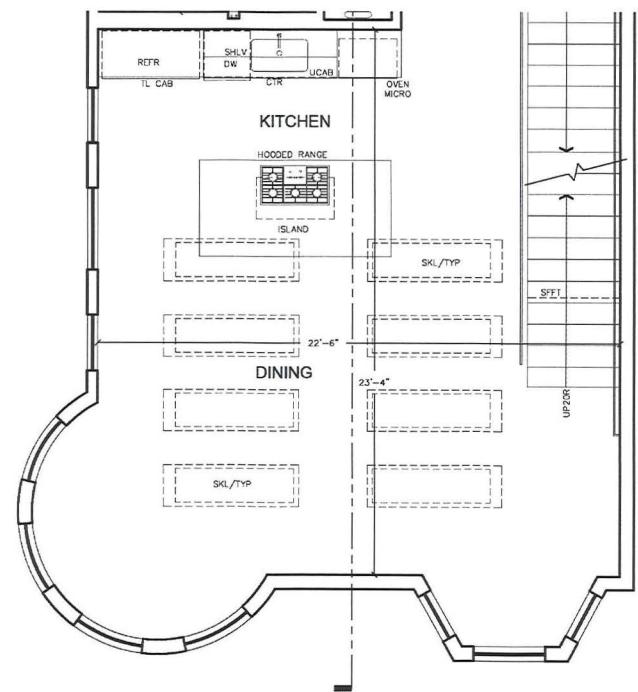
2017 MARKETING MATERIALS

No contemporaneous MLS photographs available

2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Third Floor Pantry

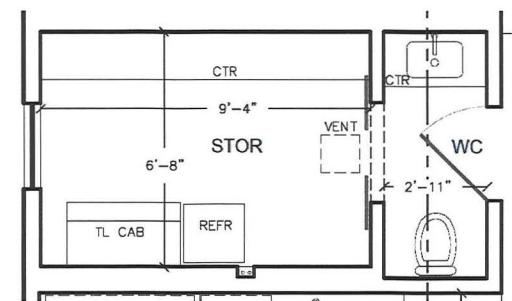
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Third Floor Living Room

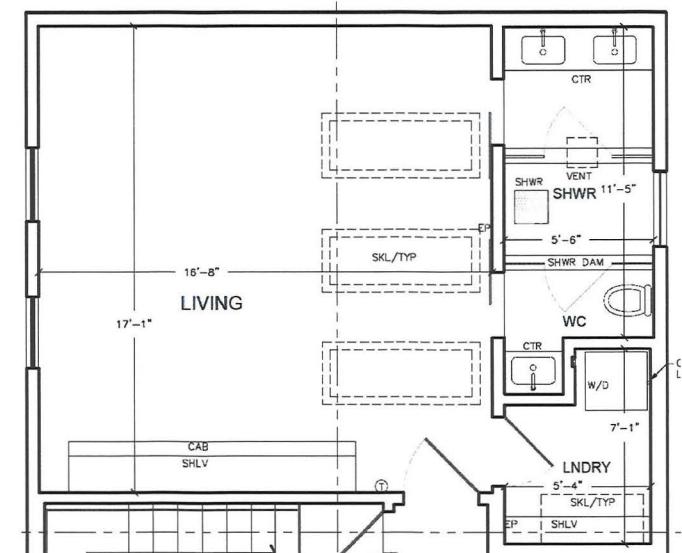
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Third Floor Living Room

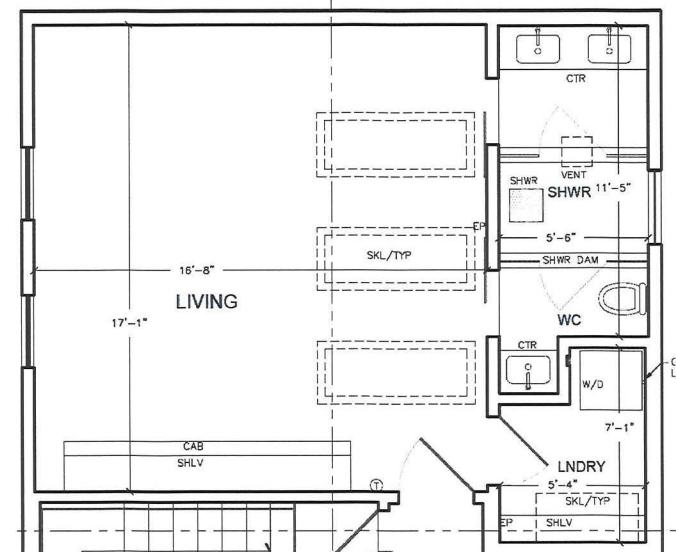
2017 MARKETING MATERIALS

No contemporaneous MLS photographs available

2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Pentroom

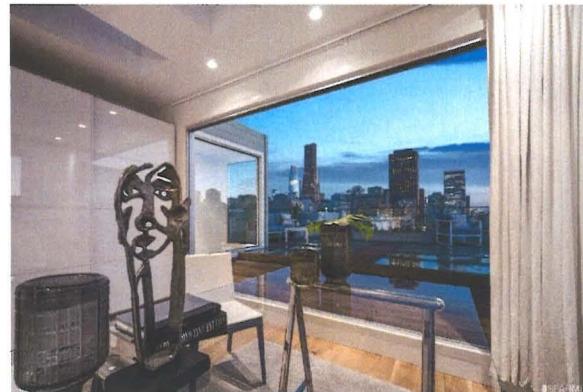
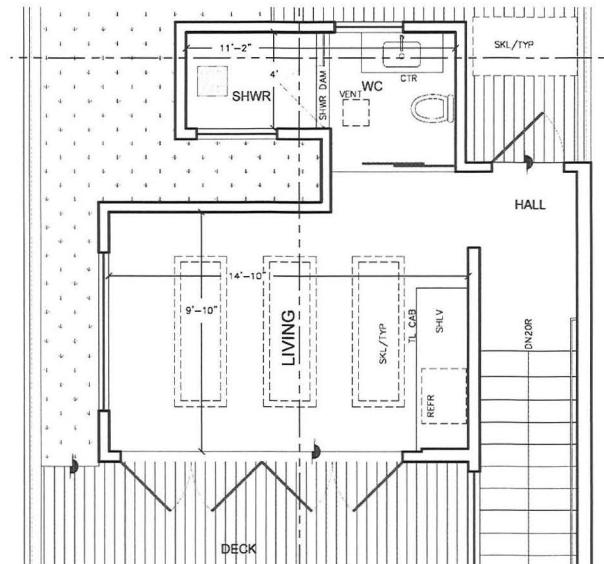
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Pentroom

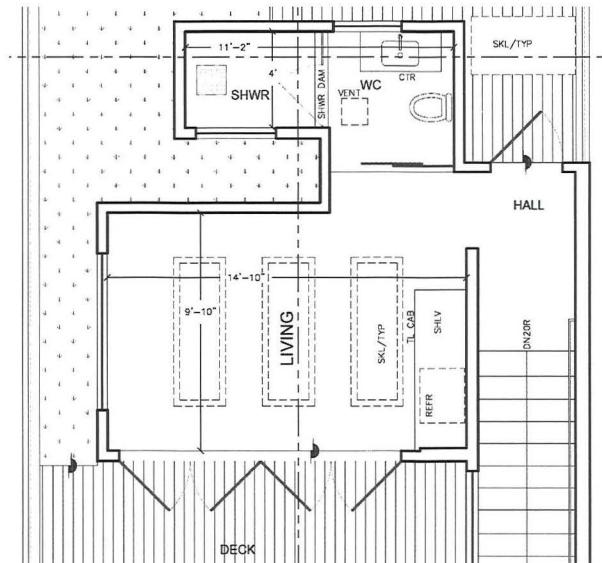
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Pentroom Bathroom

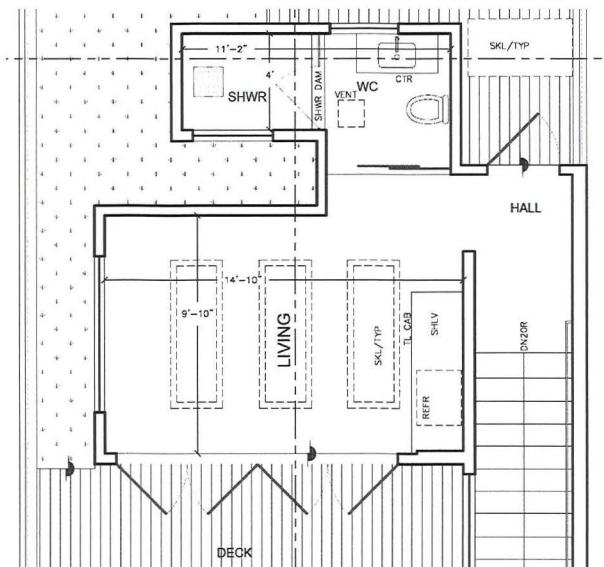
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT

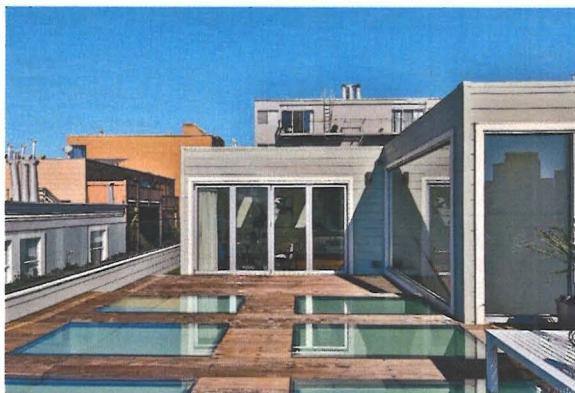


## Section C-5: Comparative Evidence - Roof Deck Front

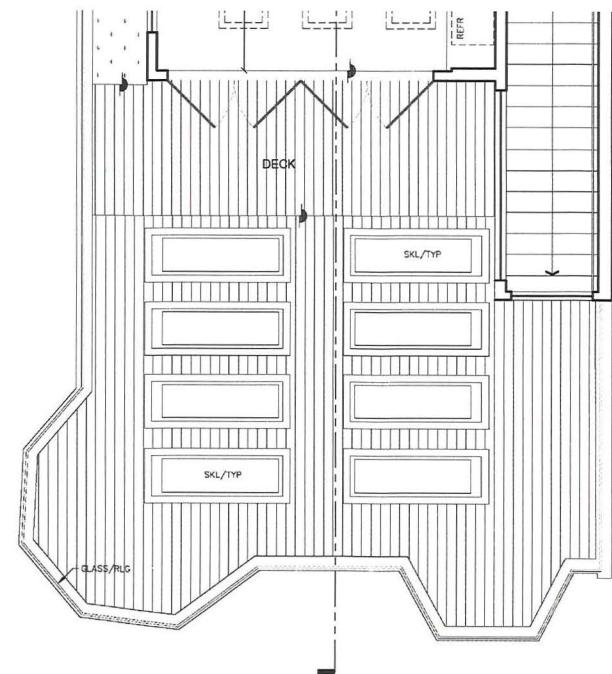
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Roof Deck Front

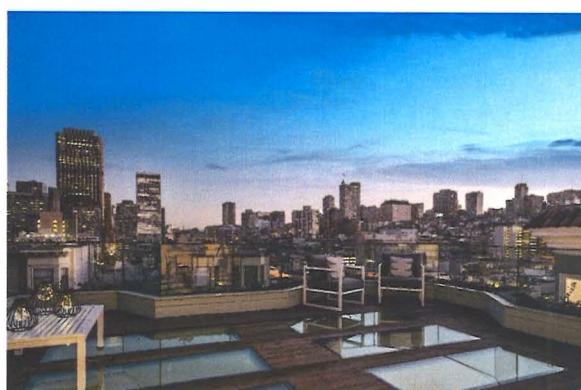
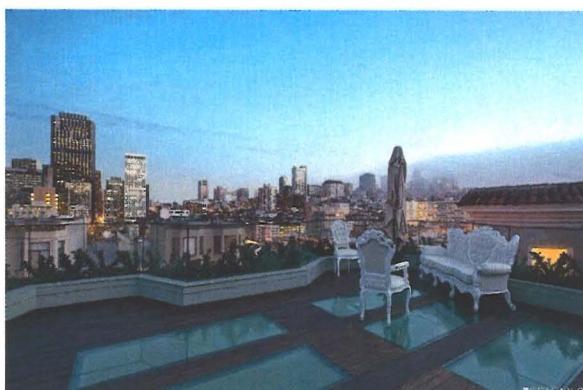
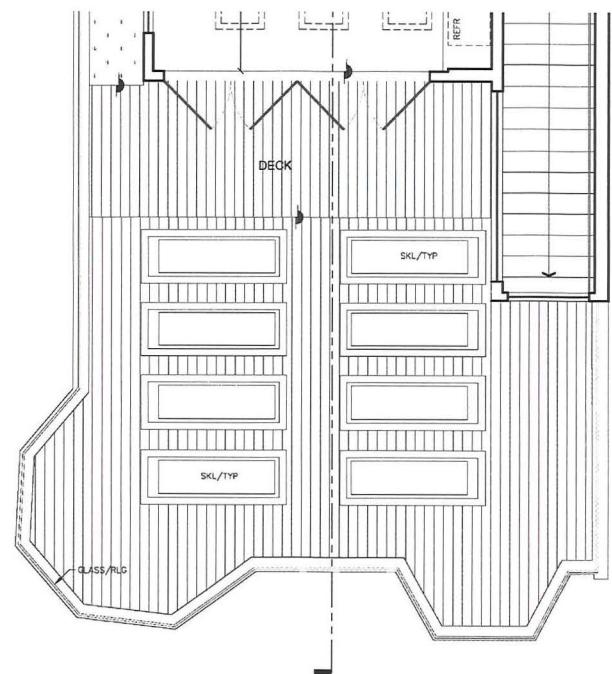
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Roof Deck Rear

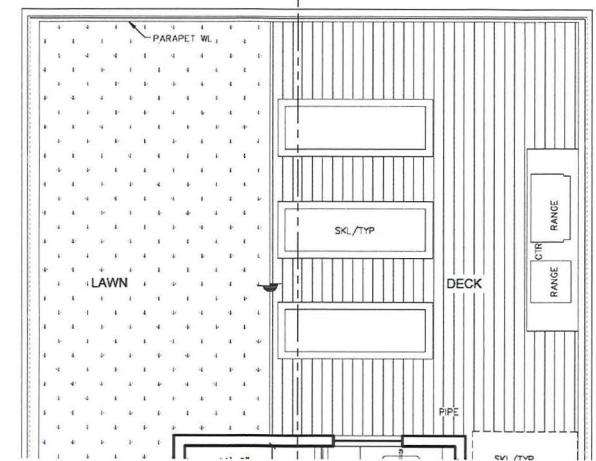
2017 MARKETING MATERIALS

No  
contemporaneous  
MLS photographs  
available

2021 MARKETING MATERIALS



CURRENT AS BUILT



## Section C-5: Comparative Evidence - Back Stairwell

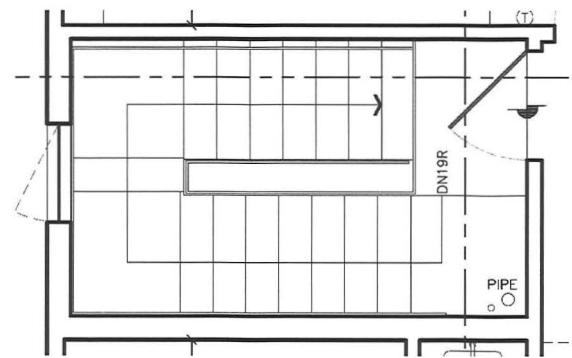
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS

No  
contemporaneous  
MLS photographs  
available

CURRENT AS BUILT



## Section C-5: Comparative Evidence - Garage

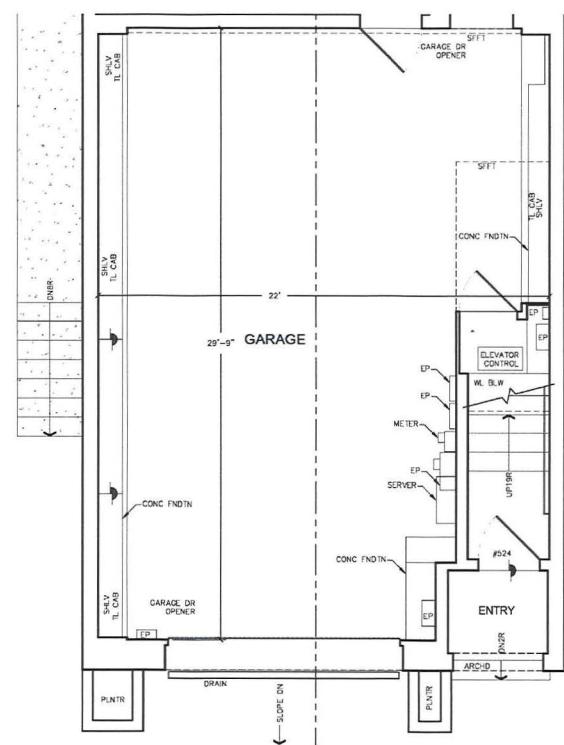
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



**CURRENT AS BUILT**



## **EXHIBIT C:**

### Summary of Visual Evidence

- MLS listings from 2017 and 2021 depict the Property as a single-family residence with one kitchen and a unified circulation pattern.
- Side-by-side comparisons show that the layout, circulation, and use have remained consistent across both arms-length sales and into the present day.
- Current photographs confirm that the as-built condition matches the layout shown in prior MLS materials.
- No photographic or visual evidence exists of a constructed four-unit configuration at any point during this period.
- The continuity of the physical layout over time corroborates professional analysis that the four-unit configuration approved on paper was never built.

# EXHIBIT D

## Architectural Evidence Demonstrating Material Divergence Between Approved Plans and As-Built Condition

### 524 Vallejo Street – Conditional Use Authorization Appeal

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This exhibit presents architectural evidence illustrating the material divergence between the four-unit configuration approved on paper during the prior developer's project and the as-built condition of the property as completed, inspected, and occupied.

The materials include approved plans, as-built documentation, and professional analysis prepared by Appellants' architect, Stephen Sutro. As shown, the differences between the approved plans and the constructed building are not minor or cosmetic, but fundamental in nature, involving circulation, structure, life-safety systems, and unit configuration.

From an architectural and construction standpoint, the as-built condition documented in 2016 and reflected in subsequent MLS records could not have been achieved through minor alterations to a completed four-unit building. Rather, the evidence demonstrates that the approved four-unit configuration was never constructed, and that the building was completed and delivered in a materially different form.

This exhibit is submitted to document those architectural realities and to provide professional context for why reinstating the approved plans would require extensive reconstruction incompatible with the existing structure.

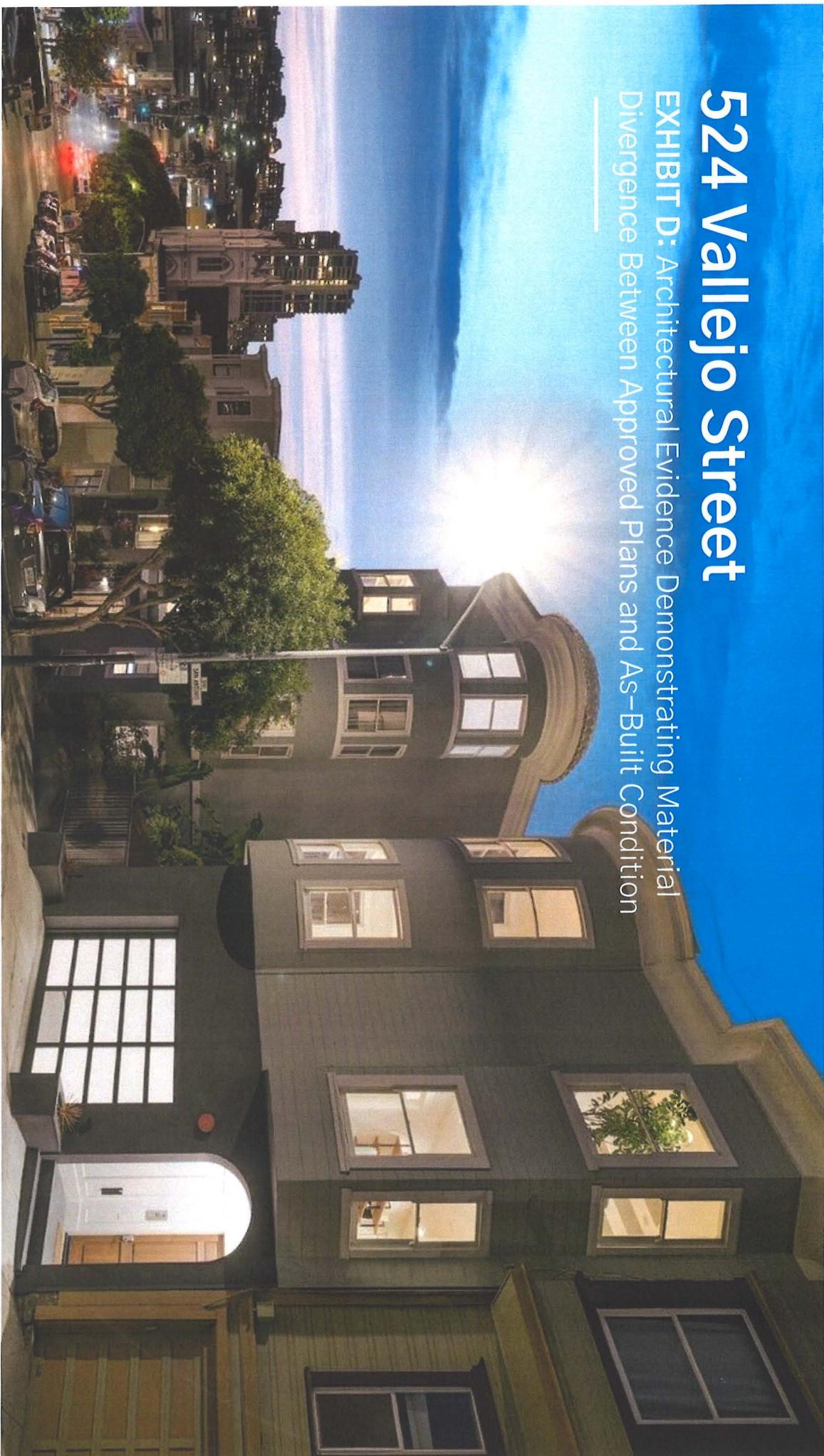
- File attached below  EXHIBIT D: Architectural Evidence Demonstrating Material Divergence...

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# 524 Vallejo Street

**EXHIBIT D: Architectural Evidence Demonstrating Material Divergence Between Approved Plans and As-Built Condition**

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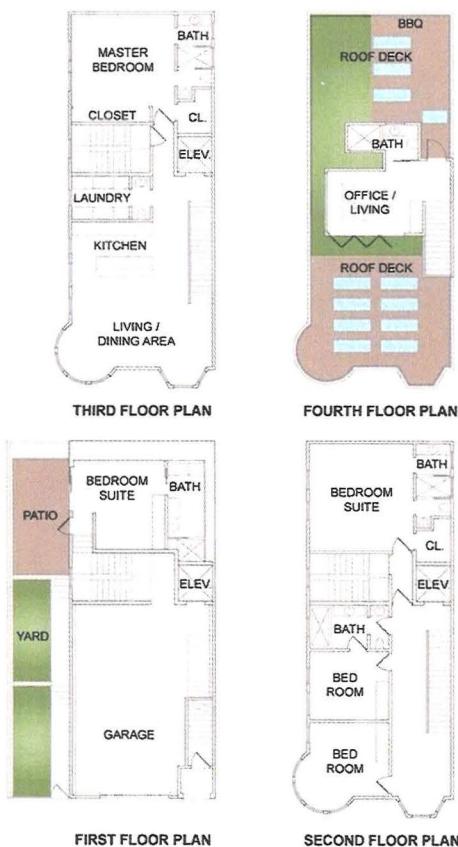
## **EXHIBIT D:**

### **Architectural Evidence Demonstrating Material Divergence Between Approved Plans and As-Built Condition**

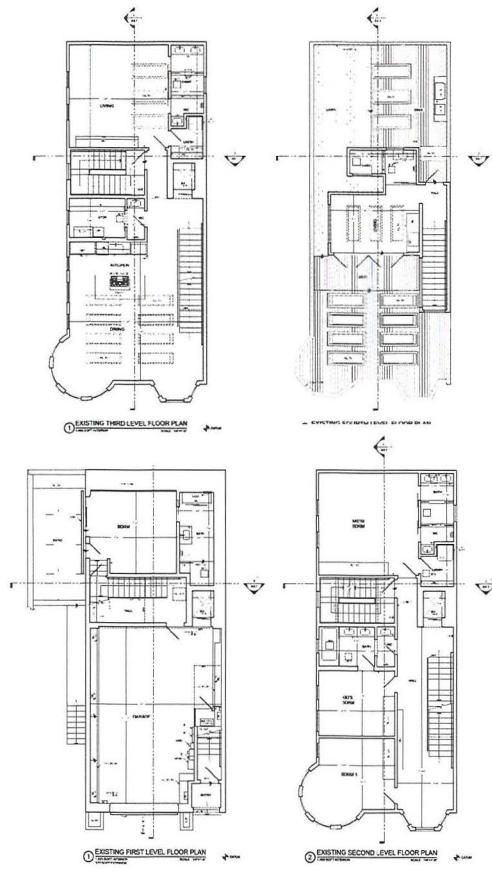
Exhibit D documents the material architectural and structural differences between the four-unit configuration approved on paper and the as-built condition of the Property. This exhibit demonstrates that the approved four-unit plans were never constructed and that the as-built condition signed off by the City could not have been altered post-Certificate of Final Completion without extensive, documented reconstruction.

# Documented Continuity of As-Built Layout (2017–2024)

2017 MLS Listing – Floor Plans



2024 As-Built Floor Plans



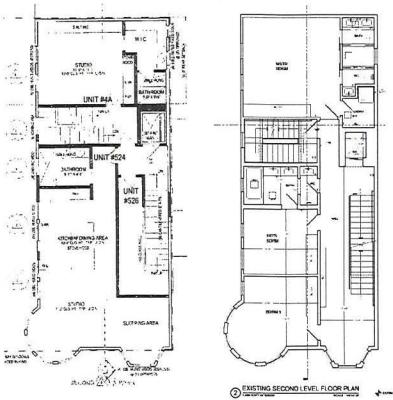
All available evidence reflects the **same single-family layout** from 2017 through the current as-built condition.

# Post-2016 As-Built Condition Does Not Reflect a Multi-Unit Configuration

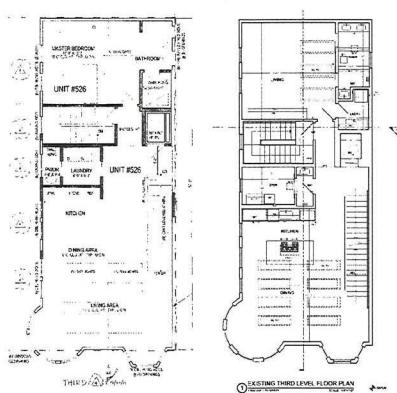
*The as-built condition lacks physical features typically required for independent dwelling units.*



Approved 2013 Plans Compared to 2017 MLS Images and 2024 As-Built Drawings - 2nd Floor



Approved 2013 Plans Compared to 2017 MLS Images and 2024 As-Built Drawings - 3rd Floor



## Comparison of 2013 Approved Plans to 2017 MLS Images and 2024 As-Built Drawings indicates:

- Hallway alignment differs materially from approved plans
- Fire separations and independent unit entrances are not present
- No kitchen on the second floor
- No independent circulation between floors
- Elevator bank and stairwell locations differ materially
- Rear stair configuration differs in location and dimension
- Rear spaces function as bedrooms without kitchens
- Bathroom and laundry layouts differ from approved plans

# 2016 Certificate of Final Completion and City Inspections

Final inspection certified the as-built condition.

Appointments:					
Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
Inspections:					
Activity Date	Inspector	Inspection Description	Inspection Status		
5/9/2016	Sean Birmingham	FINAL INSPECT/APPRVD	CFC ISSUED		
5/4/2016	Sean Birmingham	FINAL INSPECT/APPRVD	PRE-FINAL		
5/4/2016	Sean Birmingham	FINAL INSPECT/APPRVD	PRE-FINAL		
1234567					

Special Inspections:					
Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1	1/29/2016	MGREENE	1	CONCRETE (PLACEMENT & SAMPLING)	
1	1/29/2016	MGREENE	2	BOLTS INSTALLED IN CONCRETE	
1	1/29/2016	MGREENE	18A	BOLTS INSTALLED IN EXISTING CONCRETE	
1	1/29/2016	MGREENE	24A	FOUNDATIONS	
1	1/29/2016	MGREENE	26	HOLDOWNS	
1	1/29/2016	MGREENE	24E	WOOD FRAMING	
1	1/29/2016	MGREENE	19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1	1/20/2015	MGREENE	24D	STEEL FRAMING	
1	1/20/2015	MGREENE	6	HIGH-STRENGTH BOLTING	
1	1/20/2015	MGREENE	5A1	SINGLE PASS FILLET WELDS < 5/16"	

## Key Inspections and Final Approval:

1/20/2015: Steel framing inspection approved

1/29/2016: Foundations, wood framing, and shear wall inspections approved

5/9/2016: Certificate of Final Completion issued

The Certificate of Final Completion reflects the condition of the building as constructed and inspected.

Final inspections approved;  
Certificate of Final Completion issued

Structural inspections completed prior to final sign-off

Request to approve legalizing 2 existing illegal units.

Permit finalized following inspection approval



Home



Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 12/1/2016 10:14:59 PM

Application Number: 201102049608  
Form Number: 3  
Address(es): 0132 / 009 / 0 54 VALLEJO ST  
APARTMENT 505 VALLEJO ST  
Description: INTERIOR RECONFIGURATION 1ST, 2ND, 3RD FLOOR. REPLACE ALL WINDOWS WITH IN KIND. ADD 1 BATH @ UNIT#526. LEGALIZE 2 EXISTING UNITS TO REFLECT 4 TOTAL. BLDG WILL BE FULLY SPRINKLERED (UNDER SEP. PERMIT)  
Cost: \$10,000.00  
Occupancy Code: R-3  
Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
2/4/2011	TRAGE	
2/4/2011	FILING	
2/4/2011	PENDING	
1/28/2013	PLANS/CHECK	
1/28/2013	APPROVED	
1/28/2013	ISSUED	2961921 CFC ISSUED
5/9/2016	COMPLETE	

Contact Details:

Contractor Details:  
License Number: 654007  
Name: PETER IMAM ISKANDAR  
Company Name: SF TWIN BOYS CORP DBA MASTER BUILDERS  
Address: 3 STARK ST - SAN FRANCISCO CA 94133-2000  
Phone: 4152675185

Addenda Details:

Station	Rev'd	Arrive	Start	In Hold	Out Hold	Final?	Checked By	Review Result	Hold Description
CPS	2/4/11	2/4/11				2/4/11	SHEK KATHY		1/28/12: approved exterior alterations (addition, removal, replacement, new door/entrance, siding, windows, addition, and interior remodel with no change of unit count, MR)
CP-ZD5	2/4/11	10/1/11				11/28/12	VALLEY PILAR		1/28/12: Mailed 09/20/11 10/8/2011 (Milan Martin) Cover Letter Mailed 9/20/12 Mailed 10/10/12 Box 11812 (Milan)
CP-NP	10/10/12	10/10/12				11/8/12	VALLEY PILAR		1/28/12: Mailed 09/20/11 10/8/2011 (Milan Martin) Cover Letter Mailed 9/20/12 Mailed 10/10/12 Box 11812 (Milan)
BLDG	11/29/12	12/1/12	12/1/12	12/24/12	12/24/12	12/24/12	RALLS MATTHEW		1/2/12: 14 day legal permit for Unit 101. Review of Street Use & Occupancy (SOA) is required for work involving alteration, removal, addition or repair of sidewalk, curb or gutter in the public right-of-way. DRWHS sign or a required.
DPW-BSM	12/2/12	12/1/12				12/3/12	CF LONGTAN		Permit has been issued with a Capacity Change. Change of use with no change of source or user. 72 months of permit issued date. Site review attached to application. Route 10/10/12 1/24/13: No review fees. No Free Source Hearing Agreement is required.
SFPUC	12/24/12	1/2/13				1/2/13	SZU WHITNEY MONICA		MR could check off planning - no need to review.
DFGU	1/24/13	1/24/13				1/24/13	BLACKSHEAR JOHN		1/24/13: Mailed 1/24/13 1/24/13: No review fees. No Free Source Hearing Agreement is required.
CP-ZOC	1/25/13	1/25/12				1/25/12			1/24/13: Mailed 1/24/13 1/24/13: No review fees. No Free Source Hearing Agreement is required.
PPC	1/24/13	1/24/13				1/24/13	SAMARASINGHE GILES		1/24/13: Mailed 1/24/13 1/24/13: No review fees. No Free Source Hearing Agreement is required.
CPS	1/24/13	1/28/13				1/28/13	SHEK KATHY		1/28/13: SFUSD NOT REQ. APPROV BY IWAN

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

# Approved 2013 Plans Compared to As-Built Configuration

Approved 2013 four-unit plans overlaid with 2017 MLS images and confirmed by 2024 as-built drawings



## Architectural Comparison

- No fire-rated separation between egress paths and living spaces
- Load-bearing wall locations differ from approved plans
- Elevator shaft location and dimensions differ
- Open internal stairwell connecting floors
- Single kitchen serving multiple floors
- Bathroom and laundry layouts differ from approved plans
- Rear stair configuration differs from approved plans

*Differences shown are structural and spatial in nature, not cosmetic.*

# Relevant Planning Commission Precedent: 1090 Randolph Street

Commission approved legalization based on verified as-built conditions. Included for precedent and policy consistency; factual parallels noted.



49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
[www.sfflanning.org](http://www.sfflanning.org)

- Approved plans differed from long-standing as-built condition
- Commission relied on verified physical configuration
- Project advanced a feasible compliance pathway
- **Result:** approval of a two-unit configuration

The Randolph Street decision confirms that where approved plans were never constructed, the Commission may approve a feasible, as-built-based solution that legalizes real housing.

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project would reduce the number of authorized Dwelling Units on the Site, it would result in a de facto addition of a high-quality family-sized unit. In addition, it would legalize a long-standing Religious Institution use that is compatible in nature with the residential community and adds to the social and cultural fabric of the neighborhood. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: JUNE 13, 2024

Record No.:	2022-009810CUA
Project Address:	1060-1090 Randolph Street
Zoning:	RH-2 (Residential – House, Two Family) Zoning District 40-X Height and Bulk District Oceanview Large Residence Special Use District Priority Equity Geographies Special Use District
Cultural District:	N/A
Block/Lot:	7081A / 032 and 033
Project Sponsor:	David Locicero 2340 Powell Street #290 Emeryville, CA 94608
Property Owner:	Khaniqah Nimatullahi 4021 19th Avenue San Francisco, CA 94132
Staff Contact:	Maggie Laush – (628) 652-7339 <a href="mailto:Maggie.Laush@sfgov.org">Maggie.Laush@sfgov.org</a>
Environmental Review:	Categorical Exemption

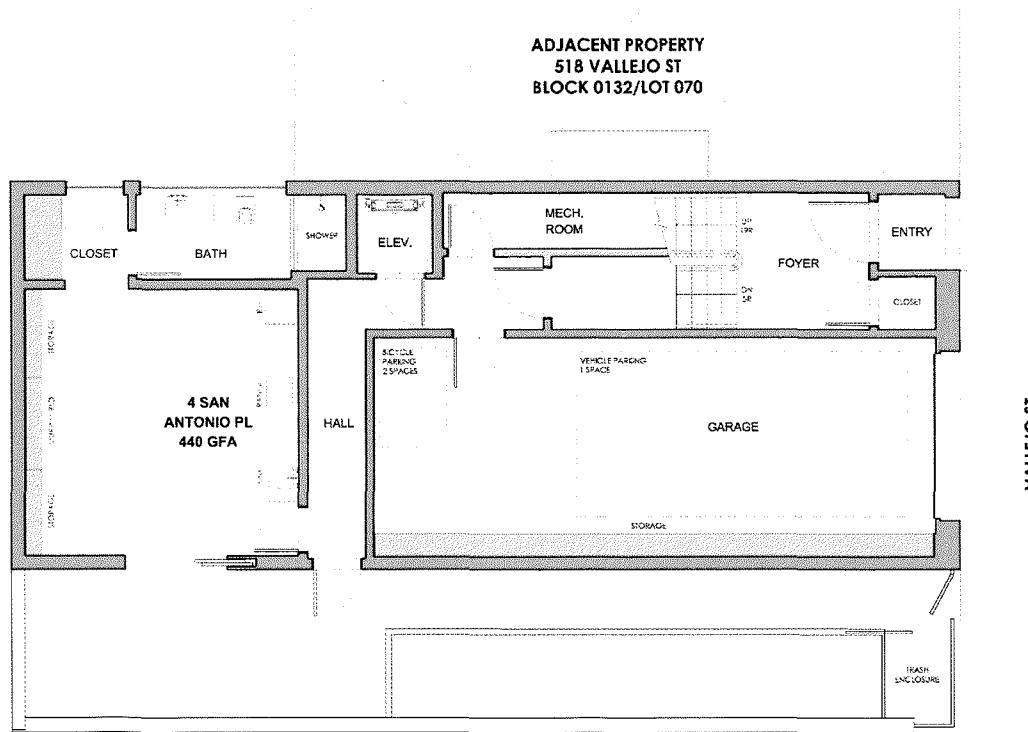
Recommendation: Approval with Conditions

## Project Description

The Project proposes to legalize an existing meditation center at 1060 and 1090 Randolph Street, d.b.a. Khaniqah Nimatullahi Meditation Center, comprising two residential properties that are used for congregation and communal meditation, and which are each occupied by families that are members and caretakers of the Meditation Center. Along with establishing the approximately 1,900 square-foot Religious Institution use the Project would merge two studio units, which had been removed without the benefit of permit by a prior owner, to create a two-bedroom dwelling unit on the ground floor at 1090 Randolph Street. The Project includes interior remodeling and legalizing a 54-square-foot side addition at 1090 Randolph Street.

# The Proposal: A Real, Livable Second Unit — Built Within the Existing Structure

*Family home above + new 440 sq ft rent-controlled studio below.*



# EXHIBIT E

## Timeline of Property History

### 524 Vallejo Street – Conditional Use Authorization Appeal

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This timeline summarizes the documented history of 524 Vallejo Street with respect to **legal unit status, construction activity, occupancy, and ownership**. It demonstrates that while a four-unit configuration was approved on paper in 2013, it was **never constructed, never occupied, and never added to San Francisco's housing stock**.

---

### Pre-2010: Historical Configuration

- Originally built in 1907, the building was historically configured and legally recognized as a **two-unit residential property**, consistent with early City records.
- At an unknown date, additional dwelling spaces were created **without permits or legal authorization**, resulting in periods of informal or unauthorized occupancy.
- **Only two units were legally recognized** prior to redevelopment.

---

### 2010: Developer Acquisition

- **Purchaser:** Peter Iskandar (developer).
- **Developer Associations:**
  - Peter Iskandar; SP Twin Boys Corporation; SF Affordable Housing LLC; Ichi Nuts, LLC; Bubble Real Estate / Master Builders (contractor)
- **Occupancy at acquisition:**
  - 3 of the 4 dwelling spaces occupied, including units without legal authorization.
- **Tenant resolution:**
  - Existing tenants were vacated through buyout agreements (approximately \$35,000 per unit).
  - These matters were resolved at that time and **predate Appellants' ownership by more than a decade**.

---

## 2013: Paper Approval for Four Units

- City approvals were granted to legalize two additional units, resulting in **approved plans for a four-unit building**.
- **Critical fact:**
  - There is no evidence found or presented by the Appellants, Planning Department, Planning Commission, or opponents that the approved four-unit configuration **was ever constructed**. It existed **only on paper**.

---

## 2014–2016: Construction and Final Inspection

- Substantial construction work completed, including foundations, framing, and shear walls.
- **May 9, 2016:**
  - The Department of Building Inspection issued a **Certificate of Final Completion (CFC)**.
- **As-built condition certified by the CFC:**
  - One continuous residential layout
  - One kitchen
  - Unified internal circulation
  - **No physical separation into four dwelling units**

---

## 2017: First Arms-Length Sale

- Property sold in an arm's-length transaction to Roumana LLC, which purchased and occupied the building in its as-built condition as a single-family residence
- **Marketing and due diligence:**
  - MLS listed the property as a **single-family residence**
  - Floor plans depict a single, continuous home
  - Lender inspections completed
- **No City enforcement action** or requirement to reinstate four units.
- Physical condition matched the **2016 as-built certification**.

---

## 2017–2021: Continuous Single-Family Use

- Property continuously occupied and used as a **single-family home**.
- No construction, subdivision, or reconfiguration into multiple units.
- No enforcement actions.

---

## 2021: Appellants' Purchase

- **Purchasers:** Katelin Holloway and Ben Ramirez.
- **Disclosure:** While the Property was disclosed as having a multi-unit designation, neither the marketing materials, physical configuration of the building, nor the City's prior issuance of a Certificate of Final Completion suggested that compliance would require reconstructing a four-unit configuration that had never been built and that materially diverged from the as-built condition.
- **Physical condition at purchase:**
  - Identical to the 2017 condition
  - Single kitchen and unified circulation
- **Reasonable reliance based on:**
  - Two prior arms-length sales
  - City-issued Certificate of Final Completion
  - MLS marketing and inspections

---

## 2022: Discovery of Record Discrepancy

- An anonymous complaint triggered City review.
- Appellants learned for the first time of the discrepancy between:
  - The **2013 approved plans (never built)**, and
  - The **certified as-built condition**

---

## 2022–2024: Good-Faith Compliance Efforts

- Appellants retained legal, architectural, and expediting professionals.
- Extensive investigation undertaken to reconcile decades of inconsistent City records.
- Reinstatement of four units was studied and determined to be:
  - Physically infeasible
  - Disproportionate
  - Incompatible with the existing structure

---

## 2024: Conditional Use Authorization Application

- Appellants submitted a CUA application proposing:
  - Legalization of a **two-unit configuration**

- Creation of a new **440 sq. ft. rent-controlled studio**
- Proposal aligned with:
  - The as-built condition
  - Housing policy objectives
  - Recent Planning Commission precedent

---

## December 4, 2025: Planning Commission Hearing

- The Planning Commission held a duly noticed public hearing.
- Extensive evidence presented regarding:
  - The as-built condition
  - Architectural feasibility
  - Public benefits
- Result: **3–3 tie vote**, resulting in **procedural denial**, not a merits-based determination.

---

## Present

- Appellants continue to reside in the home with their children.
- Appeal filed seeking a **feasible, proportional, and policy-aligned resolution**.

---

## Key Takeaway

At no point since the **2016 Certificate of Final Completion** has 524 Vallejo Street existed as a four-unit building in physical reality. The four-unit configuration was approved on paper, never built, never occupied, and never contributed housing to the City. The proposed project corrects this long-standing discrepancy by legalizing the actual structure and adding real, rent-controlled housing.

---

# EXHIBIT F

## Planning Staff and Commission Acknowledgments Demonstrating Density Nonconformity, Long-Standing Vacancy, Feasibility Constraints, and the Need for a Proportional Resolution

### 524 Vallejo Street – Conditional Use Authorization Appeal

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This Exhibit compiles key acknowledgments from the Planning Department staff report and the Planning Commission hearing record that are relevant to the Board of Supervisors' review. Together, these materials demonstrate that (i) four dwelling units are legally nonconforming on this site under current Planning Code; (ii) the units at issue have not housed tenants for more than a decade and were vacated through buyouts; and (iii) both staff and Commissioners recognized the unusual, infeasible, and disproportionate nature of reinstating a four-unit configuration that was never constructed. These statements demonstrate that the Planning Commission's tie vote was not grounded in a finding that four units are physically viable, but rather reflects unresolved tension between paper approvals and the as-built condition.

---

#### I. Planning Staff Acknowledgment of Density Nonconformity

The staff report expressly acknowledges that **four dwelling units exceed what the subject lot is permitted to support** under current Planning Code:

*"With four legal dwelling units, the subject property's authorized density is legal nonconforming because the subject lot's area (1,926.25 square-feet) is less than four-times 1,067 square-feet." (Staff Report, p.3)*

**Relevance:** As Planning staff acknowledge, **four units are not permitted by right on this site and persist only as a legacy legal nonconforming condition** due to lot size constraints under the RM-1 Zoning District. Staff expressly recognized that the as-built structure cannot reasonably accommodate four units, confirming that reinstatement is not a simple compliance matter but would require fundamental reconstruction.

---

#### II. Planning Staff Acknowledgment That Reducing Unit Count Restores Compliance

The staff report further states:

*"However, because the proposal would result in a net reduction to the total number of units, **the Project complies with the land use controls of the RM-1 Zoning District.**" (Staff Report, p.3)*

**Relevance:** This acknowledgment confirms that reducing the number of units — rather than reinstating all four — is what brings the Property into compliance with current zoning controls. Additionally, it confirms that the four-unit condition persists only as a legacy, legally nonconforming artifact.

---

### **III. Staff Acknowledgment of the Property's Long-Standing As-Built Condition**

The staff report also confirms that the building has functioned as a single dwelling for many years, notwithstanding the four-unit authorization on paper:

*"At some point between 2016 and 2022, all of the units were merged without authorization, and the subject property has been functioning as a single-family dwelling ever since." (Staff Report, p.2)*

**Relevance:** This acknowledgment confirms that the City understands the distinction between **what was approved on paper** and **what actually exists**, and that the as-built condition is long-standing rather than recent or opportunistic. This acknowledgment aligns with the documented as-built condition reflected in City approvals, MLS listings, lender inspections, and occupancy history. Appellant's Exhibits C & D prove further that this merger happened pre-2017, long before appellant's purchased the home.

---

### **IV. Staff Findings Regarding Long-Standing Vacancy and Lack of Tenant Displacement**

The staff report confirms that the units proposed for removal have not been occupied by tenants for more than a decade:

*"The units proposed for removal, 524 Vallejo Street and 4A San Antonio Place, were last occupied by tenants in 2012, as confirmed per the Voter Rolls." (Staff Report, p.5)*

**Relevance:** Thus, the record establishes that:

- No tenants have resided in the subject units since 2012;
- The units have not contributed to the City's active rental housing supply for over ten years; and
- No current or recent tenant displacement would result from the proposed project.

---

### **V. Record Evidence of Tenant Buyouts Resolving Prior Occupancies**

The administrative record further reflects that former tenants vacated the property through buyout agreements entered into by the prior developer more than a decade ago.

As referenced in tenant correspondence submitted in opposition to the project and corroborated by publicly available City tenant buyout records, the former tenants received buyout compensation in connection with their departure from the building. Public records indicate buyout payments in the approximate amount of \$35,000 per unit.

These buyouts:

- Occurred long before Appellants' ownership;
- Fully resolved the tenancies at issue; and
- Confirm that the units have not served as tenant housing for many years.

Appellants were not involved in, aware of, or connected to these buyouts or the former tenancies.

(Source: <https://data.sfgov.org/Housing-and-Buildings/Map-of-Buyout-Agreements/aa2m-ehxd> , Former Tenant Opposition Letter in December 4th hearing packet)

---

## VI. Hearing Record: Recognition of Feasibility Constraints

During the Planning Commission hearing, both Planning staff and Commissioners raised and discussed concerns regarding the feasibility of reinstating a four-unit configuration within the existing building.

Commissioner questions and deliberations reflected acknowledgment that:

- The building, as constructed and occupied, differs materially from the approved four-unit plans;
- Reinstating four units would require substantial reconstruction; and
- The physical realities of the building impose meaningful constraints on what can reasonably be achieved.

**Relevance:** Staff implicitly acknowledges that reinstatement would involve major reconstruction, reinforcing that this is not a matter of restoring removed kitchens or minor interior changes. These feasibility concerns are reflected in the hearing transcript and form part of the administrative record before the Board.

(Source: Planning Commission Hearing Transcript, December 4, 2025)

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## VII. Hearing Record: Proportionality, Equity, and the Absence of Consensus

The Planning Commission's deliberations further reflect an acknowledgment that the circumstances presented are unusual and raise questions of proportionality and fairness.

Multiple Commissioners characterized the situation as difficult and expressed discomfort with the outcome, noting the hardship imposed on the current owner-occupants for circumstances created by a prior developer. These concerns ultimately resulted in a divided Commission unable to reach consensus on how to resolve the case.

The Conditional Use Authorization was not denied by a majority finding on the merits, but rather resulted from a 3–3 tie vote and de facto disapproval, underscoring the Commission’s lack of agreement on an appropriate resolution.

(Source: *Planning Commission Hearing Transcript and Draft Meeting Minutes, December 4, 2025*)

---

## **VIII. Alignment with Feasibility-Based and Housing-Positive Policy Outcomes**

Taken together, the staff report and hearing record reflect a tension between preserving a nonconforming, paper four-unit designation and achieving a feasible, housing-positive outcome grounded in physical reality.

Planning staff acknowledged that four units exceed what the site is permitted to support under current zoning, while Commission deliberations reflected concern that forcing reinstatement would:

- Require disproportionate reconstruction;
- Produce low-quality or inefficient housing; and
- Fail to meaningfully advance the City’s housing goals.

By contrast, the proposed project moves the property toward compliance, converts long-standing paper units into a real, habitable dwelling, and avoids further displacement or disruption.

---

## **IX. Planning Staff Acknowledgment Regarding Affordable Housing and Rent Ordinance Status**

The staff report expressly states that **the proposed Project does not remove an affordable housing unit** as defined by the Planning Code:

*“The Project would not result in the removal of an affordable housing unit as defined in Planning Code Section 401.” (Staff Report, p.5)*

**Relevance:** These statements confirm that the Planning Department did not find that the Project would remove an affordable housing unit and did not determine that any unit at the Property was subject to the Rent Ordinance.

---

## **X. Alignment With Feasibility-Based Policy Outcomes**

### **Staff Policy Framing:**

*The Department evaluates projects based on feasibility, livability, and consistency with adopted housing objectives.*

**Relevance:** The Appellants' proposal aligns with the very framework staff describes — creating **real, livable housing** rather than enforcing an infeasible configuration that produces no actual units.

---

## Conclusion

The Planning Department's own analysis and the Planning Commission's hearing record confirm that the four-unit configuration is legally nonconforming, long unoccupied, and misaligned with the physical realities of the building. The record further reflects recognition of feasibility and proportionality concerns that prevented the Commission from reaching consensus.

These acknowledgments support the conclusion that approval of the proposed two-unit project represents a reasonable, fair, and policy-aligned resolution of a long-standing discrepancy not of the Appellants' making.

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# EXHIBIT G

## Neighborhood Support and Community Input

### 524 Vallejo Street – Conditional Use Authorization Appeal

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This Exhibit documents neighborhood understanding of and support for the proposed appeal and project at 524 Vallejo Street. Appellants engaged directly with neighbors within a 300-foot radius to explain the property's history, the current enforcement posture, and the proposed two-unit resolution.

Neighbors were informed that the proposed project would:

- Add a new rent-controlled dwelling unit;
- Avoid reinstatement of a never-built four-unit configuration;
- Minimize construction duration, noise, and disruption; and
- Allow the current family to remain in their home while resolving a long-standing regulatory discrepancy.

The materials below reflect neighbors' informed support for the appeal as a fair, feasible, and neighborhood-appropriate outcome.

---

### G-1. Appeal Support Signature Sheet

Appellants obtained signatures representing at least **20 percent of owners and tenants within a 300-foot radius**, as required for the filing of this appeal.

Due to the timing of the Planning Commission hearing and the intervening holiday period—during which many residents are traveling—Appellants elected to submit the appeal application promptly to meet the statutory deadline. Appellants anticipate submitting additional signatures and letters of support to the Clerk of the Board prior to the appeal hearing, reflecting continued neighborhood engagement and additional expressions of support.

- Initial Signature Sheet attached

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### G-2. New Letters of Support

This section includes letters from immediate neighbors and community members who live in close proximity to the Property and who support the proposed appeal outcome. These letters reflect neighbors' understanding of the project, their preference for a proportional and minimally disruptive resolution, and their support for adding a rent-controlled unit rather than reinstating an infeasible four-unit configuration.

- Letters of Support attached

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### **G-3. Previously Submitted Letters of Support**

This section includes letters of support previously submitted to the Planning Department and Planning Commission during the Conditional Use Authorization process. These letters are included here to provide continuity of community input and to demonstrate that neighborhood support for a fair and feasible resolution has been consistent throughout the review process.

- Previously Submitted Letters of Support attached

---

## Planning Commission Case No. 2024-011541CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners or "Verified Tenants" of property affected by the proposed amendment or conditional use (that is, owners or "Verified Tenants" of the property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

"Verified Tenants" that sign below, hereby declare under penalty of perjury, under the laws of the State of California that the foregoing is true and correct, and that the tenant occupies the entire property or at least one separate unit on the property pursuant to a lease with a term exceeding 32 days.

	Street Address, Property Owned or Rent	Assessor Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1	536 Vallejo Street	0132/010A	Owner	Susan Taylor	<i>Susan Taylor</i>
2	533 Vallejo Street	0145/039	Owner	Vincent Vigil	<i>V. Vigil</i>
3	541 Vallejo Street	0145/038	Owner	Michael Keller	<i>Michael Keller</i>
4	520 Vallejo Street	0132/070	Owner	Alexander Noor	<i>Alexander Noor</i>
5	441 Green Street	0132/042	Owner	Janna Keller	<i>Janna Keller</i>
6	1201 KEARNY	0132/055	RENTER	SEAN O'DONNELL	<i>Sean O'Donnell</i>
7	526 Vallejo Street	0145/040	Renter	Wesley Dickinson	<i>Wesley Dickinson</i>
8	525 Vallejo St.	0145/040	Renter	Amber Heldren-Mac	<i>Amber Heldren-Mac</i>
9	506 Vallejo	0132/006	Owner	Emily Hong Daniel	<i>Emily Hong Daniel</i>
10	1219 Kearny St.	0132/004	RENTER	Anthony Long	<i>Anthony Long</i>
11	7 SAN ANTONIO PL	0132/013	RENTER	MARILYN KITAGAWA	<i>Marilyn Kitagawa</i>
12	1165 Kearny St	0145/001	Renter	Thomas Lau	<i>Thomas Lau</i>
13	548 Vallejo St	0132/012	Renter	Sarah Goldsmith	<i>Sarah Goldsmith</i>
14	548 Vallejo St	0132/012	Renter	Matt McEwan	<i>Matt McEwan</i>
15	540 Vallejo St.	0132/011	Renter	Kimya Afchar	<i>Kimya Afchar</i>
16	1255 Kearny St	0132/001	Renter	Dishank Kathuria	<i>Dishank Kathuria</i>
17	1223 Kearny St	0132/003	RENTER	Asya Marzen	<i>Asya Marzen</i>
18	21 Fresno St	0145/045	OWNER	Raymond Yuen	<i>Raymond Yuen</i>
19	23 Fresno St	0145/046	OWNER	Raymond Yuen	<i>Raymond Yuen</i>
20	520 Vallejo St	0132/070	Owner	Onhavi Sahni	<i>Onhavi Sahni</i>

(All information provided is subject to public disclosure; personal information will not be redacted.)

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners or "Verified Tenants" of property affected by the proposed amendment or conditional use (that is, owners or "Verified Tenants" of the property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

"Verified Tenants" that sign below, hereby declare under penalty of perjury, under the laws of the State of California that the foregoing is true and correct, and that the tenant occupies the entire property or at least one separate unit on the property pursuant to a lease with a term exceeding 32 days.

Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. 455 VALLEJO	0144/035	OWNER Gina Turley	Gina Turley	Gina Turley
2. 429 1/2 Green	0132/044	Rent in City	Vincent Key	Vincent Key
3. 7 San Antonio Pl	0132/013	Renter	Ethan Loquiao	Ethan Loquiao
4. 566 Vallejo #34	0132/046	Renter	Lori	Lori Calvo
5. 566 Vallejo #34	0132/046	Renter	Cedric Cabansay	Cedric Cabansay
6. 13 H GRANT AVE	0132/028	Renter	Freddo	Freddo
7. 14 1/2 BANNAHPC	0116/010	TENANT	MAROLD MORASAN	MAROLD MORASAN
8. 1336 Grant Ave	0132/029	TENANT	ALFREDO VELASCO	Alfredo Velasco
9. 1398 Grant Ave	0132/051	NANCY	NANCY MONA	Nancy Mona
10. 453 Green	0132/040	David	LOOTMAN	LOOTMAN
11. 1 San Antonio	0132/018	Tenant	Dorie O'Leary	Dorie O'Leary
12. 1 San Antonio	0132/048	Tenant	Stephanie Shepherd	Stephanie Shepherd
13. 1 San Antonio	0132/048	Tenant	Eric Kline	Eric Kline
14. 546 VALLEJO	0132/012	OWNER	NICHOLAS MAN	NICHOLAS MAN
15.				
16.				
17.				
18.				
19.				
20.				

(All information provided is subject to public disclosure; personal information will not be redacted.)

**From:** Sean O'Donnell ukeschmaltz@yahoo.com  
**Subject:** My plea to the appeal board.  
**Date:** December 20, 2025 at 9:14 AM  
**To:** Katelin Holloway katelin.holloway@gmail.com



Hello Katlin & Ben,

I live up the street from you folks at 1201 Kearny & Vallejo. We bought our place here over forty years ago. We've raised our kids here and one of them is returning soon to start his family here as well.

This is a rare block in North Beach as it houses older families, professionals and newly formed families wanting to be part of this unique section of homes.

I'm very grateful you two and your kids have decided to make this block your home and wish for you to remain here as long as possible.

Any support I can lend to help you resolve your appeal with the city I will most definitely endorse. You two have brought this part of our neighborhood together like no other adjacent owners have in my many years here.

With much gratitude and appreciation,

Sean O'Donnell

**From:** Dennis Wishnie dwishnie@gmail.com  
**Subject:** Support for Appeal-524 Vallejo Street  
**Date:** December 20, 2025 at 2:57 PM  
**To:** Katelin Holloway katelin.holloway@gmail.com, ben.ramirez@gmail.com



Dear Katelin and Ben,

I am writing as a neighbor of over 50 years on Vallejo Street to express my support for your appeal regarding 524 Vallejo.

From my perspective, you have approached this situation thoughtfully, responsibly, and in good faith. It is clear that you are working through the City's process transparently and with respect for both the neighborhood and applicable requirements.

You have been engaged, considerate neighbors, and I believe the proposed resolution represents a reasonable and proportional way to address a long-standing issue while minimizing disruption to the block.

Sincerely,  
Dennis Wishnie  
438 Vallejo St.

**From:** Susan Taylor stheresat@gmail.com  
**Subject:** The appeal  
**Date:** December 19, 2025 at 5:03 PM  
**To:** Katelin Holloway katelin.holloway@gmail.com, Ben Ramirez ben.ramirez@gmail.com

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Dear Katelin and Ben,

I am writing as your next door neighbor to express my support for your appeal and for the proposed two-unit resolution for your home at 524 Vallejo Street.

Over the years you have lived here, I have come to truly value our relationship as neighbors. I very much admire the care and consideration you bring to those of us lucky enough to live on this block of Vallejo Street. Your commitment to raising your family here, and to living in and contributing to this neighborhood has been clear and consistent from the very beginning.

I understand the history of the property and that this situation stems from actions taken by a prior developer, not by you. I also understand that the proposed solution would add a small, rent-controlled unit while avoiding the extensive and disruptive construction that would be required to reinstate a four-unit configuration that was never built.

From both a neighborhood and community perspective, I believe this proposal is the most reasonable and least disruptive way to resolve the issue. I support your appeal and hope for an outcome that allows you to remain in your home to raise your family and to continue as a vital part of our neighborhood.

Please include this letter as part of your appeal submission.

Sincerely,  
Susan Taylor  
536 Vallejo Street

**From:** Janna Keller jannamkeller@gmail.com  
**Subject:** Support for Appeal – 524 Vallejo Street  
**Date:** December 19, 2025 at 1:32 PM  
**To:** Katelin Holloway katelin.holloway@gmail.com, Ben Ramirez ben.ramirez@gmail.com  
**Cc:** Mike Keller Mwkeller27@gmail.com



Dear Katelin and Ben,

I am writing as a neighbor across the street from 524 Vallejo Street to express my support for your appeal and the proposed two-unit resolution.

As a parent raising young children in this neighborhood, I care deeply about stability, livability, and keeping families rooted in San Francisco. I believe the proposed resolution is the most reasonable and least disruptive way to move forward, both for the families who live on this block and for the neighborhood as a whole.

This outcome allows a family to remain in their home while resolving a complex situation in a thoughtful and proportional way. From my perspective as a nearby neighbor and parent, this is the right path forward.

Please include this letter as part of your appeal submission.

Warmly,  
Janna & Mike Keller  
541 VALLEJO ST

**From:** J B V jaime.barrett@compass.com  
**Subject:** 524 Vallejo  
**Date:** December 19, 2025 at 1:37 PM  
**To:** Ben Ramirez ben.ramirez@gmail.com, Katelin Holloway katelin.holloway@gmail.com  
**Cc:** Vince VIGIL vincevigil@sbcglobal.net



Dear Katelin and Ben,

I am writing as a neighbor across the street from 524 Vallejo Street to express my firm support for your appeal and the proposed two-unit resolution for the property.

My husband Vince and I have lived on Vallejo Street for over 20 years and are raising our daughter here. We are natives, 5th and 3rd generation here, and are profoundly invested in our home, our street, and our community in North Beach. We care deeply about the long-term stability, safety, and livability of this block, especially for families who are trying to build rooted lives in San Francisco. It is not an easy task in a city that is not very child-friendly.

From my perspective as a nearby neighbor, I believe the proposed resolution represents the most reasonable and least disruptive way to move forward. It addresses the City's housing goals while avoiding the prolonged and intensive construction that would be required under other scenarios — construction that would significantly impact the families who live on this block.

We have seen many good people, families, leave the city, and Ben and Katelin and their 2 children represent the very best in our community, and they have found themselves in a predicament not of their own doing and deserve a chance to stay in their home without being punished or pushed out because of knowledge they previously were never given or told of. Telling a family what they must do without considering their previous circumstances and disclosure of facts unknown to them should be deeply considered. They deserve that.

Furthermore, as a residential realtor not party to any of their dealings, I can say that they massively deserve a chance at a solution not detrimental to their family and community, as in my professional opinion, they were not given the REQUIRED legal disclosure to have proper knowledge of the details pertinent to their Mak home's history when they purchased it.

Just as importantly, this outcome allows a family that is deeply invested in the neighborhood to remain in their home and continue contributing to the community. As someone raising a child here, I believe it matters how the City treats families who engage transparently and responsibly in complex situations like this one, especially when raising children in San Francisco can be a massively difficult feat at times.

For these reasons, I support your appeal and the proposed two-unit solution.

Please include this letter as part of your appeal submission.

Sincerely,  
Jamie Barrett Vigil  
533 Vallejo Street

**From:** Trent Page [trentpage76@gmail.com](mailto:trentpage76@gmail.com)  
**Subject:** Support for Appeal - 524 Vallejo Street  
**Date:** December 21, 2025 at 3:31 PM  
**To:** Katelin Holloway [katelin.holloway@gmail.com](mailto:katelin.holloway@gmail.com), Ben Ramirez [ben.ramirez@gmail.com](mailto:ben.ramirez@gmail.com)  
**Cc:** hanayoshikawa@gmail.com

Dear Katelin and Ben,

I am writing as a neighbor and fellow parent to express my support for your appeal related to 524 Vallejo Street.

As parents raising children in this neighborhood, my family and I care deeply about whether San Francisco continues to be a place where families can put down roots, contribute, and stay. You are exactly the kind of neighbors and parents who make this community work — engaged, generous, and genuinely invested in the people around you.

I know the situation you've inherited is not one of your making. What has stood out most throughout this process is the way you've approached it: thoughtfully, collaboratively, and with care for both the neighborhood and the City's broader goals.

I believe your proposed resolution is reasonable, fair, and aligned with keeping families in San Francisco while minimizing unnecessary disruption. I hope the appeal process results in an outcome that allows you to remain in your home and continue as part of this community.

With appreciation,

Trent Page  
1321 Montgomery Street  
San Francisco, CA 94133

**From:** Janna Keller jannamkeller@gmail.com  
**Subject:** 524 Vallejo Street 2024-011561CUA Planning Commission Hearing December 4, 2025  
**Date:** November 20, 2025 at 2:11 PM  
**To:** vincent.w.page.ii@sfgov.org  
**Cc:** jonas.ionin@sfgov.org, Mike Keller mwkeller27@gmail.com  
**Bcc:** katelyn.holloway@gmail.com



Dear Mr. Page,

We are writing in support of our friends and former across-the-street neighbors at **524 Vallejo Street** (Case No. 2024-011561CUA).

We've known this family for years. Our kids have grown up together, and we've seen firsthand how invested they are in North Beach — from supporting local schools and small businesses to showing up for neighborhood families in real ways.

We recently moved from living across the street at 541 Vallejo St., San Francisco, CA 94133 to around the block on Green street, and the hardest part of that move is not seeing the joy when our kids see our neighbors (generally Ben out front cleaning) and call out to them in the morning as we walk to school.

Their proposed solution adds housing and resolves a confusing, inherited situation that they have worked on for years in good faith. It does not remove any existing units or impact anyone's housing.

We believe the City should give this rare case thoughtful review.

Warm regards,  
Janna & Mike Keller  
441 Green Street  
SF, CA 94133

**From:** Chhavi Sahni sahnichhavi@gmail.com  
**Subject:** 524 Vallejo Street 2024-011561CUA Planning Commission Hearing December 4, 2025  
**Date:** November 20, 2025 at 5:56 PM  
**To:** vincent.w.page.ii@sfgov.org  
**Cc:** jonas.ionin@sfgov.org  
**Bcc:** katelin.holloway@gmail.com



Dear Mr. Page,

We are the homeowners immediately adjacent to **524 Vallejo Street** and are writing in support of our neighbors' application (Case No. 2024-011561CUA).

As relatively new homeowners ourselves, we understand how important it is to navigate San Francisco's housing and permitting landscape in a responsible way. For several years, Katelin and Ben have worked tirelessly to find a solution that supports the City's housing priorities. Their proposal adds a unit while resolving a unique situation they inherited.

As someone who works at a local non-profit, I personally know how much this family contributes to the community, especially to neighborhood youth and families. They are thoughtful, civically engaged, and always striving to do the right thing. We are lucky to have them as neighbors.

We hope the Commission will consider the clear facts of this edge case and support their pathway forward.

Sincerely,  
Chhavi Sahni and Alex Noor  
520 Vallejo St.  
San Francisco, CA 94133

**Subject:** 524 Vallejo Street 2024-011561CUA Planning Commission Hearing  
December 4, 2025

Dear Mr. Page,

We are homeowners across the street from **524 Vallejo Street**, and we're writing to express our support for our neighbors' proposal in Case No. 2024-011561CUA.

We care deeply about the safety, character, and long-term stability of our block. Katelin and Ben are exactly the kind of neighbors who make North Beach a strong, family-oriented community. They look out for everyone and they actively support the neighborhood institutions that matter.

Their proposal adds a new unit and brings clarity to a complicated situation that predates their ownership. Importantly, it doesn't remove any existing housing or displace anyone — something that matters to all of us raising children here.

We have lived at 533 Vallejo Street for almost 24 years and are raising a child here. Ben and Katelin are the kindest, most thoughtful neighbors we have ever had and are a massive asset to our neighborhood. We hope that their family will be given kind and extremely reasonable consideration to their request.

We respectfully ask that the Commission give their case fair and careful review. They have been transparent, responsible, and community-minded throughout this entire process.

Sincerely,

Vince & Jaime Vigil  
533 Vallejo Street  
San Francisco, CA 94133

**From:** Susan Taylor stheresat@gmail.com  
**Subject:** 524 Vallejo Street; 2024-011561CUA; Planning Commission Hearing, December 4, 2025  
**Date:** November 20, 2025 at 4:01 PM  
**To:** vincent.w.page.ii@sfgov.org  
**Cc:** jonas.ionin@sfgov.org  
**Bcc:** katelyn.holloway@gmail.com



Dear Mr. Page:

I am writing in support of my neighbors at **524 Vallejo Street** regarding their upcoming hearing on December 4th (Case No. 2024-011561CUA).

As a homeowner next door since 2011-2012, I am very familiar with both the property at issue and the neighborhood history. The situation at 524 Vallejo is highly unusual and stems from the property developer's actions predating the current owners' period of ownership. For at least the past ten years, this property has functioned as a single family residence.

The proposal of the applicants does not eliminate any existing housing. In fact, it creates a new unit, and would resolve a long-standing discrepancy that was not caused by the current owners. I have watched them work diligently and in good faith with the City for several years to find a solution that aligns with our city's housing goals while allowing them to settle their young family into our neighborhood.

Katelyn and Ben are deeply rooted in North Beach, and contribute meaningfully to this community. They are a very central part of what makes this little neighborhood work so well. They have been outstanding neighbors, and they care deeply about our community. I strongly support their proposed path and encourage the City to give this edge case thoughtful consideration.

Very truly yours,

Susan Taylor  
536 Vallejo Street  
San Francisco CA 94133

**From:** Trent Page [trentpage76@gmail.com](mailto:trentpage76@gmail.com)  
**Subject:** 524 Vallejo Street 2024-011561CUA Planning Commission Hearing December 4, 2025  
**Date:** December 1, 2025 at 1:26 PM  
**To:** [vincent.w.page.ii@sfgov.org](mailto:vincent.w.page.ii@sfgov.org)  
**Cc:** [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org), [hanayoshikawa@gmail.com](mailto:hanayoshikawa@gmail.com)  
**Bcc:** [katelin.holloway@gmail.com](mailto:katelin.holloway@gmail.com)



Dear Mr. Page and Members of the Planning Commission,

We are writing as nearby neighbors and close family friends of the Holloway-Ramirez family to express our strong support for the proposed project at **524 Vallejo Street** (Case No. 2024-011561CUA). We respectfully encourage the Commission to approve this project as submitted.

We have known Katelin and Ben for several years, both as neighbors and as fellow parents at Garfield Elementary School, where our children attend together. In that time, we have gotten to know them not just casually, but in the way parents connected through school and neighborhood life really do: through daily drop-offs, birthdays, class events, playdates, pizza parties, and all of the small but meaningful interactions as neighbors. They are thoughtful, steady, and deeply invested in the well-being of this neighborhood and the families who live here.

From our perspective as parents raising young children in San Francisco, it has been incredibly reassuring to have neighbors like Katelin and Ben. They show up for their community, support local schools and kids, look out for the block, and bring people together rather than divide them. They are exactly the kind of long-term residents San Francisco should want to keep — people who participate, contribute, and positively impact the neighborhood around them.

We have also come to understand the situation they have inherited with their home. As neighbors who see the property regularly and have been inside their home, we know firsthand that 524 Vallejo has functioned as a single-family home for as long as we can remember. This is not a case where a family eliminated housing or reconfigured units. The home they purchased is the home they live in today — unchanged, consistent, and clearly constructed as a single unit years prior to their ownership.

Their proposed project adds a new, modest studio unit without displacing anyone and without removing any actual units. It represents a fair and reasonable solution to a situation they did not create but are working hard to correct. We also think it speaks to their values and character that rather than choose a combative approach, they proposed a thoughtful solution centered on cooperation, compliance, and contributing positively to the neighborhood's housing supply.

As parents, neighbors, and residents of North Beach, we strongly believe that approving this project is in the best interest of the community. It resolves a complicated historical issue, increases housing, preserves stability for a long-standing family, and avoids unnecessary disruption — all while honoring the City's broader goals around housing and neighborhood vitality.

We urge you to approve the project.

Sincerely,  
Hana Yoshikawa & Trent Page  
1321 Montgomery Street  
North Beach, San Francisco  
Parents at Garfield Elementary School

**From:** Kevin Liu [kevliu@gmail.com](mailto:kevliu@gmail.com)  
**Subject:** 524 Vallejo Street / 2024-011561CUA / Planning Commission Hearing, December 4, 2025  
**Date:** November 19, 2025 at 11:18 PM  
**To:** [vincent.w.page.ii@sfgov.org](mailto:vincent.w.page.ii@sfgov.org)  
**Cc:** [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
**Bcc:** [katelin.holloway@gmail.com](mailto:katelin.holloway@gmail.com)



Dear Mr. Page,

My name is Kevin Liu, a fellow resident of San Francisco (District 5). I'm writing in support of my longtime friends Ben and Katelin regarding their home at 524 Vallejo Street (Case No. 2024-011561CUA).

I've known them for almost 20 years, since we were all young professionals starting out in San Francisco. We basically grew up here together... building our careers, getting married, buying homes, having kids. This city shaped who we became, and I think we all feel like we owe something back to it.

Over the last decade, I've watched so many friends leave San Francisco. Not because they stopped loving it, but because the bureaucracy and obstacles finally wore them down. Ben and Katelin are different, they stayed. They raised their family here. They invested in their neighborhood and community. They stuck it out through some really rough years for the city.

Like them, I also chose to stay during COVID when it felt like half the city was fleeing. My wife and I are committed to raising our family here. I understand what it means to bet on San Francisco's future, even when it's hard.

Now Ben and Katelin are being asked to pay for someone else's corruption from over a decade ago. They bought this house in good faith, and they're just trying to fix the situation in a way that actually helps. Adding housing without displacing anyone, including their own family.

They could have fought this in court. They could have sold and left like so many others. Instead, they're trying to work with the City to make things right, even though none of this is their fault.

Their proposal adds a unit, eliminates nothing, and resolves an inherited mess responsibly. I'm asking you to meet their good faith effort with some fairness in return. San Francisco should be trying to keep families like this, not making their lives harder for problems they didn't create.

Thanks for your time and consideration,

Kevin Liu  
[kevliu@gmail.com](mailto:kevliu@gmail.com)  
(510) 304-8553

**From:** Patrick Hennes [prhennes@yahoo.com](mailto:prhennes@yahoo.com)  
**Subject:** Support for 524 Vallejo Street (Case No. 2024-011561CUA)  
**Date:** December 2, 2025 at 3:48PM  
**To:** [vincent.w.page.ii@sfgov.org](mailto:vincent.w.page.ii@sfgov.org)  
**Cc:** [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)



Dear Mr. Page and Members of the Planning Commission,

I am writing as a long-time San Francisco resident and neighbor of **524 Vallejo Street** to express my strong support for the Conditional Use Authorization before you (Case No. 2024-011561CUA). I ask that the Commission approve the project as proposed.

I know this property, its owners, and the character of this small community. For as long as I have been familiar with 524 Vallejo, it has existed and operated as a **single-family home** — exactly as it does today. This is not a case of a recent conversion, nor a situation where housing was eliminated. It is the result of decisions made by a prior developer nearly a decade ago and a long-standing paperwork discrepancy that the current owners inherited through no fault of their own.

What may not come through in the bureaucracy of this process is who Katelin and Ben actually are. They moved to San Francisco over twenty years ago with virtually nothing. Their success was hard-earned, built slowly, and never taken for granted. They live their lives with integrity, generosity, and deep compassion. They indiscriminately bring people together, building community across every dimension of their world. They are the critical glue that keeps people connected and thriving.

I remember how proud they were when they told me they had finally saved enough to buy their first home. And I also remember the shock and devastation of what happened next — being handed a violation for something they did not do, did not cause, and truly could not have known about. Unfortunately for them, they purchased this home from two high-power executives, each serving as a General Counsel to a major, publicly listed tech company. The documentation on the home was written extraordinary well and, as first time buyers, nothing seemed amiss. And yet here we are.

What has mattered most to me, however, is how they chose to respond. They could have taken a very different route — one that involved lawsuits, finger-pointing, or looking for someone to blame. Instead, **they chose the responsible path**. They have spent nearly three years working transparently, following every direction from the City, and doing everything in their power to bring their home into compliance while also aligning with San Francisco's housing goals.

Our new Mayor has said we need to “**get rid of the nonsense and focus on common sense.**” I couldn’t agree more. And this project is exactly where that philosophy should apply.

PROPERTY OWNER APPROVAL

The facts are straightforward:

- The home has been a **single-family residence** for at least eight years.
- There is **no evidence** that the additional “paper units” were ever real, occupied homes.
- Two different families have lived in the house exactly as it is today.
- The proposed project **adds a new studio unit**, while removing nothing.
- The alternative—forcing the reconstruction of four theoretical units—would be financially impossible and structurally extreme.

Approving this project is the **common-sense solution**. And importantly, Katelin and Ben are taking full accountability for addressing an issue they did not create. They are not flippers or developers. They are long-term community members who just want to live and raise their children here — exactly the kind of people San Francisco should be working to keep, not push out. The kind of people that are genuinely committed to doing what is right — not just what is easiest.

I respectfully urge the Commission to approve this project and demonstrate that our city is serious about “getting to yes” for reasonable, housing-positive, community-minded families.

Sincerely,  
Patrick Hennes

**From:** Mollie Jones Hennes molliejones@gmail.com  
**Subject:** Support for 524 Vallejo Street (Case No. 2024-011561CUA)  
**Date:** December 2, 2025 at 5:35 PM  
**To:** vincent.w.page.ii@sfgov.org  
**Cc:** jonas.ionin@sfgov.org  
**Bcc:** katelin.holloway@gmail.com



Dear Mr. Page,

I am writing in support of the homeowners at **524 Vallejo Street** regarding Case No. **2024-011561CUA**.

I've lived in San Francisco for nearly twenty-five years, spending the majority of that time building my career, my business, and my life right here alongside Ben & Katelin. I've watched this city change, struggle, reinvent itself, and rise again. Through it all, many of the people I started out with; talented, ambitious professionals eventually left for places that made it easier to live, work, and build stability.

But some of us chose to stay. We stayed because San Francisco meant something to us. Because we believed in its potential, its communities, and its culture. And because we wanted to be part of what makes this city special.

Ben and Katelin are two of those people.

I've known them for more than two decades. We've had a weekly dinner together at North Beach Pizza for over twenty years — which should tell you everything about their commitment to this neighborhood. They built their careers here, grew their family here, and (after very hard earned success and diligent saving) were finally able to invest in their very first home here. They could have very easily taken their success and moved elsewhere. Many of our peers did. However, they chose loyalty, community, and continuity.

That's why this situation is so frustrating.

They bought their home at 524 Vallejo in good faith, with no knowledge of the developer misconduct that happened years before. An anonymous complaint triggered a violation that has sent this family into an unwarranted tailspin. Now they're being asked to clean up a mess they did not create. And instead of fighting the City or walking away, they've chosen the path that supports housing, maintains neighborhood stability, and solves the problem collaboratively.

I am familiar with the situation they inherited, and I want to be extremely clear: **this home has functioned as a single-family residence for at least the last eight years, if not more**. There were no tenants, no multi-unit use, and no signs — physical or otherwise — that the so-called "missing units" were ever real, occupied homes.

The project they are proposing is the only reasonable and responsible resolution:

- It **adds a new, high-quality housing unit** — perfect for an aging parent or a young professional
- It **removes no existing units**, because there is only one actual unit in reality.
- It **preserves a family-sized residence**, something this city claims to want to protect.
- And it **avoids a financially and structurally infeasible reconstruction** of four theoretical units that appear to have existed only on paper.

Their proposal **adds** a unit. It **removes nothing**. It corrects the record. And it allows a family who has given so much to this city, and stayed loyal to it — to remain here.

This should be a clear "yes." I respectfully ask the City to do right by them.

Sincerely,  
**Mollie Jones**  
San Francisco Resident & Small Business Owner

# **EXHIBIT H**

## **Statement of Community Commitment, Public Contribution, and Civic Investment**

### **524 Vallejo Street – Conditional Use Authorization Appeal**

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Appellants submit this statement to provide context regarding who they are, how they contribute to San Francisco, and why they have approached this matter with transparency, collaboration, and a deep sense of responsibility to the City and neighborhood they call home.

In 2025 alone, Appellants have contributed over \$100,000 across education, community services, housing stability, civic infrastructure, and public information initiatives — in addition to sustained volunteerism, small business support, and long-term economic investment in San Francisco.

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### **Roots in San Francisco and Public Service**

Katelin Holloway and Ben Ramirez moved to San Francisco more than twenty-two years ago from Stockton, California with very limited resources and built their lives here through hard work, community engagement, and belief in the opportunity this city represents.

Katelin was raised by two public educators and began her own career as a public elementary school teacher, grounding her professional life in education, equity, and public service. Ben and Katelin have lived in North Beach for much of their adult lives and are now raising their two young children here. Their boys – Luca & Juno – attend public school in the neighborhood, reinforcing their family's deep personal stake in the health, stability, and future of San Francisco's public institutions.

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### **Supporting Children, Families, and Educational Opportunity**

Appellants believe strong cities are built by investing in children, families, and equitable access to education. In 2025, they have made significant financial contributions to organizations supporting students, youth, and families across San Francisco, including:

- Garfield Elementary School
- Salesian Boys' & Girls' Club
- Community Youth Program
- Reading Partners
- College Track
- San Francisco Education Fund
- Aim High
- Junior Achievement of Northern California

These organizations serve students across income levels, neighborhoods, and life circumstances, and reflect Appellants' belief that educational opportunity should not be determined by zip code or family background.

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## **Supporting Community Members and Neighborhood Stability**

Appellants are equally committed to supporting adults, seniors, and families navigating housing insecurity, economic hardship, or life transitions — particularly within North Beach and adjacent communities.

Their support this year includes:

- North Beach Citizens
- North Beach Neighbors
- Tel-Hi Neighborhood Center
- Chinatown Community Development Center

These organizations provide essential services ranging from housing stability and senior support to neighborhood advocacy and family services. Appellants' involvement reflects a belief that healthy neighborhoods require sustained, multi-generational care.

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## **Cultural, Small Business, and Economic Contributions**

Beyond philanthropy, Appellants have made direct cultural and economic contributions to San Francisco.

During the COVID-19 pandemic, Ben Ramirez founded [Gorilla Arm Coffee](#), a community-driven initiative that provided free coffee to essential workers at a time of crisis. The effort received national and international media attention highlighting San Francisco's resilience, creativity, and community spirit during an extraordinarily difficult period.

Ben has also invested in and supported local small businesses, artists, and restauranteurs, contributing to the cultural vitality and economic fabric of the City. These efforts reflect a commitment to preserving the character, creativity, and local entrepreneurship that define San Francisco.



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## Building Inclusive Companies and Local Jobs

Katelin Holloway has spent her career as an HR leader, operator, and investor building companies with a focus on diverse, inclusive, and equitable workplaces, many of them based in San Francisco.

Today, as an early-stage investor, Katelin backs San Francisco-based companies and founders, including [founders from underrepresented backgrounds](#), helping to create local jobs, expand economic opportunity, and strengthen the City's innovation ecosystem. These investments translate into tangible employment, durable companies, and long-term economic contribution to San Francisco.

In addition, Katelin participates in broader efforts — alongside her business partner Alexis Ohanian and his wife Serena Williams — to advocate for issues such as [advocating for investment into women's sports](#) and [supporting Paid Family Leave](#), reflecting a commitment to policies that support working families and inclusive economic participation.

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## Commitment to a Healthy Civic and Information Ecosystem

Appellants also support organizations that strengthen the civic infrastructure necessary for informed public discourse and effective governance. In 2025, they supported:

- KQED
- Institute for Strategic Dialogue
- Meedan
- Affording America
- TechCongress

These organizations focus on factual journalism, countering disinformation, improving public policy capacity, and supporting transparent democratic institutions — values Appellants view as essential to addressing complex civic challenges, including housing.

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## Why This Matters

Appellants are not absentee owners or speculative investors. They live at 524 Vallejo Street full-time, are raising their children in San Francisco's public schools, invest meaningfully in the City's people and institutions, and consistently seek to contribute more than they take.

They have approached this matter **not as adversaries of the City, but as partners** — choosing transparency, compliance, and collaboration over delay or litigation. Their proposed project adds a rent-controlled housing unit, minimizes neighborhood disruption, and aligns with the City's housing, equity, and community stability goals.

San Francisco's long-term strength depends on retaining families who are deeply rooted, civically engaged, and economically invested in the City's future. Appellants respectfully submit this statement to provide context for the Board's consideration as it evaluates the appeal.

# **EXHIBIT I**

## **Additional Supporting Materials**

### **524 Vallejo Street – Conditional Use Authorization Appeal**

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This exhibit contains supplemental materials documenting the complexity of the Property's regulatory history, the Appellants' sustained good-faith compliance efforts, and the factual context relevant to the Board's review of this appeal. These materials are provided for the Board's reference.

---

#### **I-1. Inconsistent City Records Regarding Unit Count**

Over the course of Appellants' efforts to resolve the discrepancy affecting the Property, it became apparent that City and other legal records concerning the number of dwelling units at 524 Vallejo Street have been inconsistent across departments and over time.

Depending on the source and date, the Property has been variously described as:

- a single-family residence,
- a two-unit building,
- a three-unit building, and
- a four-unit building.

These inconsistencies span multiple City systems, including Planning, DBI, and Assessor records. No single database conclusively establishes the dwelling unit count. The only authoritative confirmation of what was actually built is DBI's Certificate of Final Completion, corroborated by permit records and contemporaneous MLS documentation.

The absence of a consistent unit count significantly complicated the Appellants' ability to understand the Property's regulatory status and necessitated extensive professional investigation to reconcile conflicting records.

## Summary of Attachments

Source	Approx. Date	Unit Count Reflected	Notes
Sanborn Map (1950s)	1950s	1 unit	Historical context only
Sanborn Map (1990s)	1990s	2 units	No indication of four units
SF Assessor's Records	2010	2 units	Official assessment record
Chicago Title Report	Pre-purchase	2 units	Title relied upon at purchase
SF Property Information Map (PIM)	Current	3 units	Inconsistent with other systems
SF PIM	Current	-	Address 4 San Antonio Place does not exist
SF Tax Records	Current	2 units	Does not recognize 4 / 4A units

---

## I-2. Summary of Good-Faith Compliance Efforts and Costs Incurred

Since first learning of the discrepancy between the City's records and the as-built condition of the Property, Appellants have undertaken sustained and proactive efforts to comply with City direction and resolve the issue transparently.

These efforts have included:

- retaining experienced land-use legal counsel;
- retaining licensed architectural professionals to analyze as-built conditions and feasibility;
- engaging an expeditor to coordinate with City agencies;
- preparing and submitting multiple plan sets and revisions;
- paying required City application and review fees; and
- participating in hearings and staff consultations over multiple years.

In total, Appellants have expended **substantial six-figure sums** in professional fees and City costs in connection with these efforts, in addition to dedicating significant personal time and resources. These expenditures were incurred to address a condition created by a prior developer and compounded by inconsistent City records, not by any action taken by Appellants.

This summary is provided to illustrate the seriousness and good faith with which Appellants have approached compliance, not to seek special treatment or exemption from applicable requirements.

**Years Engaged:** 2022 - 2025

**City Fees Paid to Date:** \$8,794.79

**Professionals Retained:** Architects, Land Use Counsels, Expeditor, Assessors, Engineers, etc.

**Professional Fees Incurred Between Violation Issuance to Date:** \$371,601.07

---

### **I-3. Correspondence Demonstrating Cooperation and Transparency**

Throughout this process, Appellants consistently engaged with City staff in a cooperative and transparent manner. When concerns were raised, Appellants responded promptly, retained qualified professionals, revised proposals based on staff feedback, and sought guidance on how best to proceed in alignment with City policy.

Over a period now spanning over three years, Appellants participated in site visits, staff consultations, plan revisions, and formal hearings, and undertook substantial professional and City review costs in an effort to resolve the matter through established City processes.

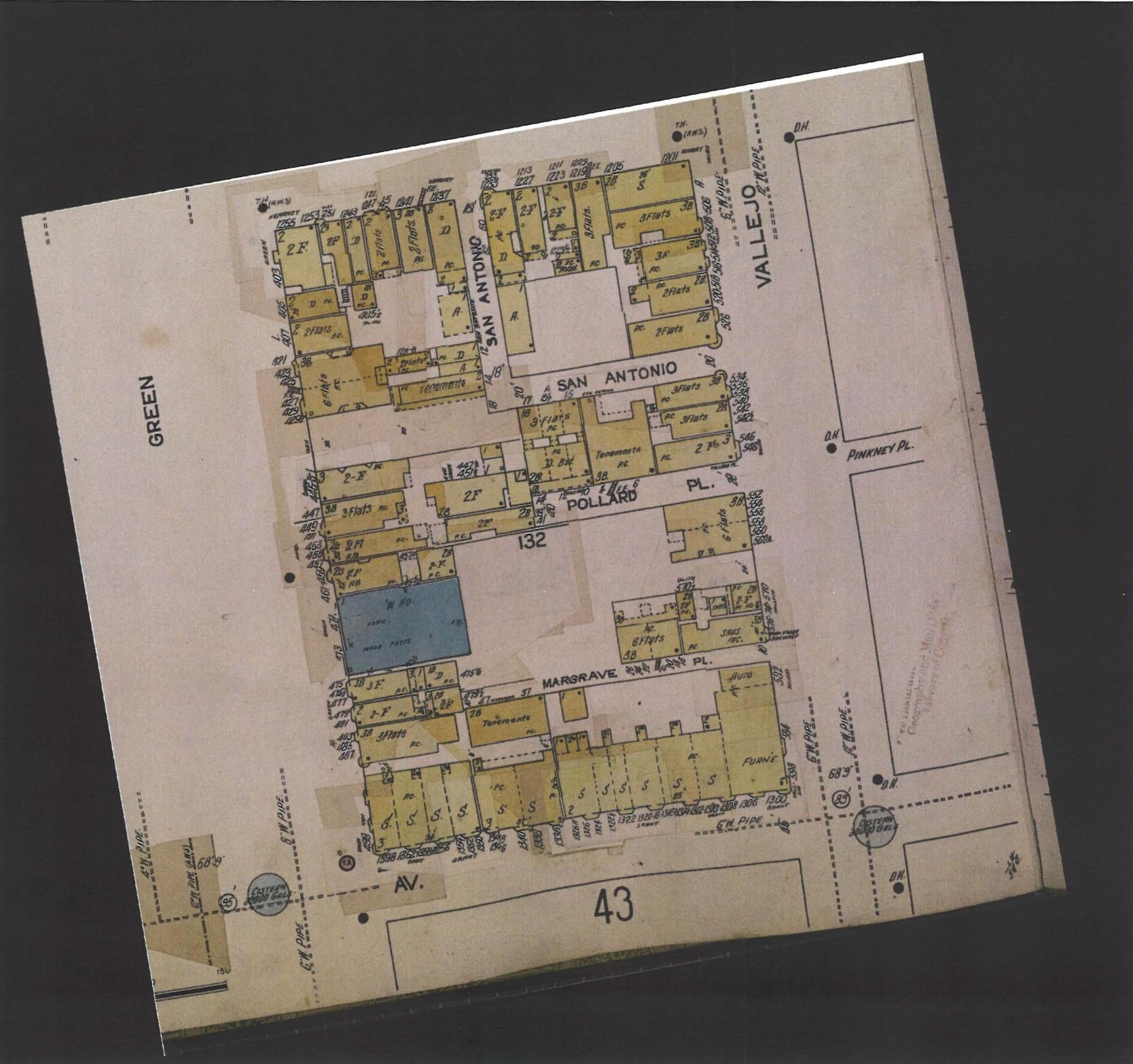
Appellants elected to pursue compliance and resolution through Planning and the Commission, rather than litigation or delay. This exhibit references those efforts to provide context for the appeal, without reproducing extensive correspondence that is already reflected in the administrative record.

---

### **Conclusion**

Exhibit I provides additional context underscoring the unusual complexity of this case and the Appellants' sustained, good-faith efforts to resolve it responsibly. When considered alongside the other exhibits, these materials further demonstrate that the proposed project represents a proportional, feasible, and policy-aligned resolution to a long-standing discrepancy not of the Appellants' making.

---



THESE SANBORN MAPS ARE DATED TO THE MID 1990's  
USE ONLY FOR HISTORICAL CONTEXT

31

*A. W. PIPE*

30

1000-4228(199502)10:1;1-2

21

60's

4. W. PIPE.

4 W.P.I.P.

卷之三

689 wide

46 Wido

S.W. Price

S.W. Price

AV. 43

32

251/252

47

Scale of Feet.

RECEIVED, READ AND APPROVED

9-17-10

卷之三

Caro<sup>TH</sup> 1 of 2  
REAL PROPERTY RECORD FRONT

**CITY & COUNTY OF SAN FRANCISCO**  
**ASSESSORS OFFICE VALUATION DIVISION**

T N I  
12/13/60

vol. 2 stock 132

6 Jour

Front

ADDRESS

RESIDENTIAL		CLASS					EXTERIOR CONSTRUCTION		INTERIOR FINISH		HEATING SYSTEM					
Dwelling	D	R	B.R.	1A	1B	2	3	4	5	Rustic	X	Plaster	X	Electric	Gas	Oil
Flats		2							X	Panel		Sheetrock		Forced Air		
Apartment				FOUNDATION					X	Stucco		Wallboard		SIRE - HEAT		
Hotel				Concrete					X	Metal		Paneling		Radiant		
Motel				Brick					X	Shingles		Unfinished		Baseboard		
Rooming House				Slab					X	Brick				Vent & Air Cond.		
				Conc. Block					X	Concrete		BATH ROOM		Groove		
NON-RESIDENTIAL				Hire					X	Tilt-Up		Number of Rooms	2	FIREPLACE		
Public Building				Min.					X	Conc. Block		Tube		MECHANICAL		
School									X	Veneer		Shower		Sprinkler System		
Office				BASEMENT					X	ROOF		WALLS		ELEVATOR		
Commercial				Unfinished		1/4	1/2	3/4	5/8	Comp.		Flat	X	Separate Toilet	2	
Industrial				Finished		1/4	1/2	3/4	5/8	Metals		Hip			Passenger Capacity	
				Number Car Spaces					X	T&G	X	Gable		Freight Capacity		
				CEMENT FLOOR					X	Concr.		Tile		Sink		Automatic Elevator
				CLASSIFICATION					X	FLOORS		BUILT-IN				
Service Station				Medical					X	Softwood	2	Dish.		MISCELLANEOUS		
Loft				Theatre					X	Hardwood	6	Oven		Range		Fire Escape
Warehouses				Club					X	Terrazzo					Vault	
Condominiums				Bank					X	Marble		PLUMBING		Skyights		
Greenhouse				Store					X	Concrete		W. C.		Levs.		Family Room
Co-Operative				Garage					X	Earth		Ur.		S. S.		Mosaic & Tile
Shed				Church					X	Tile	4	FIXTURES		10	Wainscoting in Kitchen	
									X	Metal					Tile Drain + Splash	

VOL 2 BLOCK 132 LOT 9  
ADDRESS 524-26 Vallejo Front  
CODE CLASS F

LAND ATTRIBUTES		
Square feet	1926	
Acres		
Zoning	R-4	
Square feet usable		
Corner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Curb, Drwk	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Level	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Grade	Yes <input type="checkbox"/>	No <input type="checkbox"/>
View	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Utilities	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Abey	Yes <input type="checkbox"/>	No <input type="checkbox"/>

IMPROVEMENT ATTRIBUTES	
Year built	1907
Effective Year	
Total Rooms	10
Bedrooms	
Family Room	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Total Finished Area (ALL)	2520
Finished Basement Area	
Finished Attic Area	
Full Baths	2
Half Baths	
Garage spaces	2
Bath/kitchen	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Central Heating	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Condition	E <input type="checkbox"/> G <input type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>

NEIGHBORHOOD ATTRIBUTES				
Single family use	<input type="checkbox"/>			
Multi-family use	<input type="checkbox"/>			
Commercial use	<input type="checkbox"/>			
Industrial use	<input type="checkbox"/>			
Zoning conform.	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Desirability	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Built-up	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

CONCLUSIONS	
Land Value	16,600
Improvement Value	74,400
Total Value	91,000

UKCS,

LAND DATA							
FRONT	DEPTH	AREA	ZONING	TOPOGRAPHY		ADDITIONAL	
FT.	FT.	FT. = 1926 SF.	FT. - 4	LEVEL	GRADE	PERCENT	PERCENT
150	50	50	1926	0	0	0%	0%
DESCRIPTION		ADJUSTMENT		VALUATION	ADDITIONAL	ADDITIONAL	
PER.	CURB	% STD. DEPTH	% STD. WIDTH	\$/SF.	\$/SF.	PERCENT	PERCENT
DE-	SIDEWALK	%	%				
UTI-	ILITIES	%	%				
LAND							

ANSWER

ADDRESS	BLOCK	LOT	DESC.	SQL FT.	SALES PRICE	DATE	GRN

## MARKET APPROACH

## PHOTO

RECEIVED, READ AND APPROVED

DATE: 9-13-10

RECEIVED, READ AND APPROVED

DATE 9-17-10

SIGNATURE

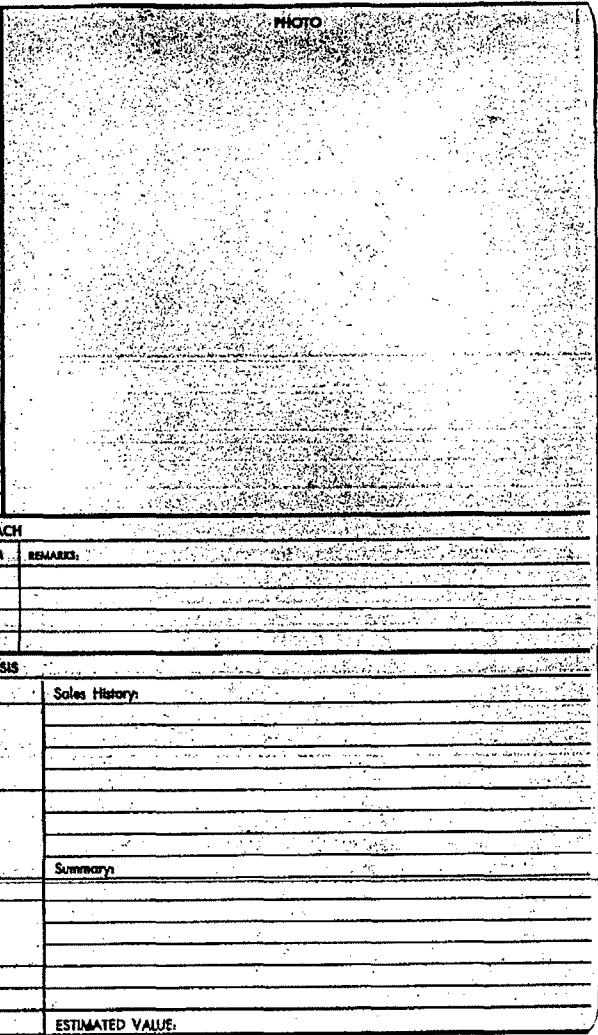
UARCS: <http://www.ics.uci.edu/~mika/CS271/CS271.html>

LAND DATA						
FRONT	DEPTH	AREA	ZONING	TOPOGRAPHY	GRADE	VIEW
350 FT.	57.50 FT.	1926 SF.	R-4	LEVEL	GRADE	%
DESCRIPTION		ADJUSTMENT	VALUE	INV.	RV.	
ENDER	CURB	% STD. DEPTH	STB. CARD #1			
IDE	SIDEWALK	% STD. WIDTH				
	UTILITIES	% COR. INCL.				

MARKS: \_\_\_\_\_

Market Approval						
Address	Block	Lot	Desc	Sq. Ft.	Sales Price	Date

### MARKET APPROACH



RECEIVED, READ AND APPROVED

DATE: 9-17-10

SIGNATURE: Mr. Z

**Chicago Title Company**  
 1929 Market Street, San Francisco, CA 94103  
 Phone: (415)252-2757 | FAX: (415)865-2696

**FINAL BUYER'S STATEMENT**

**Settlement Date:** April 12, 2021  
**Disbursement Date:** April 12, 2021

**Escrow Number:** FWPN-3652001823  
**Escrow Officer:** Joanne Kung  
**Email:** Joanne.Kung@CTT.com

**Buyer:** Katelyn Holloway and Benjamin Ramirez, Trustees of the Holloway-Ramirez Revocable Trust  
 dated 06/25/2020

175 Pfeiffer Street, 3  
 San Francisco , CA 94133

**Seller:** Roumana LLC  
 2625 Alcatraz Avenue #403  
 Berkeley, CA 94705

**Property:** 524-526 Vallejo Street  
 San Francisco, CA 94133  
 Parcel ID(s): Lot 009, Block 0132

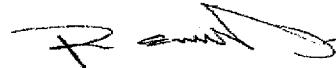
**Lender:** First Republic Bank  
**Loan Number:** 12-07890056  
**Loan Type:** Conventional Uninsured

		\$ DEBITS	\$ CREDITS
<b>FINANCIAL CONSIDERATION</b>			
Sale Price of Property		4,858,490.00	
Deposit		146,175.00	
Loan Amount	First Republic Bank	2,850,000.00	
Buyers Funds to Close		1,899,703.01	
<b>PRORATIONS/ADJUSTMENTS</b>			
County Taxes at \$30,747.27	04/12/21 to 07/01/21 (\$30,747.27 / 180 X 79 days)	13,494.64	
<b>NEW LOAN CHARGES - First Republic Bank</b>			
<b>Total Loan Charges: \$3,371.37</b>			
Lender Credits (Includes \$205 credit for increase in Closing Costs above legal limit)	First Republic Bank	4,205.00	
Courier Fee/Overnight Fee	First Republic Bank	30.00	
Document Preparation Fee-Orig	First Republic Bank	30.00	
Processing Fee	First Republic Bank	1,095.00	
Appraisal Fee	First Republic Bank	1,595.00	
Credit Report Fee	Actual Data by CBC	49.40	
Flood Certificate Fee	DataVerify Flood Services	6.00	
Insurance Monitoring Fee	SWBC	55.00	
Tax Service Fee	Lereta LLC	84.00	
Underground Storage Tank Fee	Pillar to Post, UST	345.00	
Prepaid Interest \$225.63 per day from 04/12/21 to 05/01/21		4,286.97	
First Republic Bank			
<b>TITLE &amp; ESCROW CHARGES</b>			
ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06)	Chicago Title Company	25.00	
CLTA 100-06 - Restrictions, Encroachments & Minerals	Chicago Title Company	0.00	
CLTA 116-06 - Designation of Improvements, Address	Chicago Title Company	0.00	
Title - Escrow Fee	Chicago Title Company	1,900.00	
Title - Lender's Title Insurance	Chicago Title Company	2,279.00	
Title - Loan Service Fee	Chicago Title Company	340.00	
Title - Mobile Signing Service	Sign and Date LLC	175.00	
Title - Recording Service Fee	Pasion Title Services	14.00	
Title - Owner's Title Insurance	Chicago Title Company	5,434.00	

**FINAL BUYER'S STATEMENT - Continued**

		\$ DEBITS	\$ CREDITS
Policies to be issued:			
Owners Policy			
Coverage: \$4,858,490.00	Premium: \$5,434.00	Version: ALTA Homeowner's Policy of	
		Title Insurance 2013	
Loan Policy			
Coverage: \$2,850,000.00	Premium: \$2,279.00	Version: ALTA Loan Policy 2006	
<b>GOVERNMENT CHARGES</b>			
Recording Fees	Chicago Title Company	89.00	
Deed		\$33.00	
Mortgage/Deed of Trust		\$56.00	
<b>MISCELLANEOUS CHARGES</b>			
Homeowner's Insurance Premium	Stillwater Insurance Company		
\$1,899.00 paid outside closing by Buyer			
12 months			
<b>Subtotals</b>		<b>4,889,817.01</b>	<b>4,900,083.01</b>
<b>Balance Due TO Buyer</b>		<b>10,266.00</b>	
<b>TOTALS</b>		<b>4,900,083.01</b>	<b>4,900,083.01</b>

THIS IS A CERTIFIED COPY OF THE ORIGINAL DOCUMENT(S) BY  
CHICAGO TITLE COMPANY



Chicago Title Company, Settlement Agent

**SAVE THIS STATEMENT FOR INCOME TAX PURPOSES**



524 VALLEJO ST



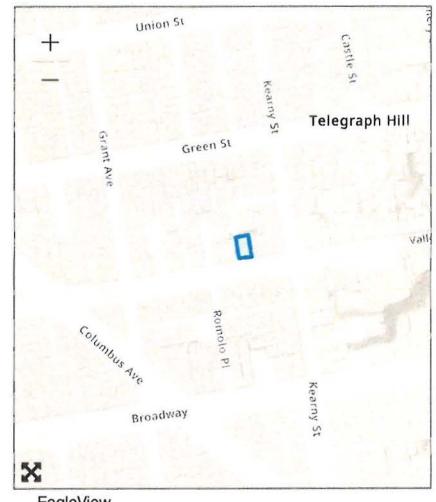
## Property

General information related to properties at this location.

Report for: **524 VALLEJO ST**



Parcel (Block/Lot)	Parcel History	Address(es) for this Parcel	Reports
0132/009		4a San Antonio Pl, San Francisco, CA 94133 94133 524 Vallejo St, San Francisco, CA 94133 526 Vallejo St, San Francisco, CA 94133	Assessor Summary Assessor Recorded Documents Secured Property Tax Rolls



### Current Planning Team

Team Manager: [xinyu.liang@sfgov.org](mailto:xinyu.liang@sfgov.org)

### Schools (K-12) Within 600ft

None

### Port Facilities

None

### City Properties

None

### Maps

Assessor's Block Map

Block Map 2009

Block Map 1980

Block Map 1960-65

Block Map 1946

Block Map 1935

Sanborn Map 1990's

Sanborn Map 1950

Sanborn Map 1919

Sanborn Map 1919 2

Sanborn Map 1913-1915

Sanborn Map 1886-1887

### Supervisor District

District 3 (Danny Sauter)

### Census Tract

2020 Census Tract 010600

### Neighborhood (Planning Dept)

North Beach

Neighborhood Groups Map

Services nearby (street cleaning, parks, MUNI, etc.)

Transportation (transit, ped & bike safety, etc.)

### 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

### Housing Element Reused Sites

None

### State Opportunity Map

Not within a High Resource Area

### National Park Service

n/a



© 2025 San Francisco Planning



**No Exact Match Found**

4 san antonio pl

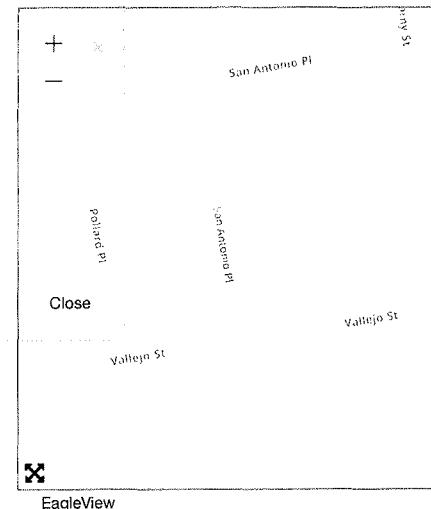


**Property**

Please select from this list of similar sounding Planning Applications:

General information related to properties at this location.

- 44 SAN ANTONIO PL - 2025-007213PRL
- 44 SAN ANTONIO PL - 2024-001441PRL
- 44 SAN ANTONIO PL - 2024-001227PRL
- 44 SAN ANTONIO PL - 2023-006140PRL



[Search](#) > Account Summary

## Account 0132-009 — 524-526 VALLEJO ST

Address: [Parcel details](#)  
524-526 VALLEJO ST

### Amount Due

#### ✓ Current Owner (April 12, 2021 – Present)

[2025 Secured Annual Bill #20250259954](#)

Assessee: Current Owner

[Print bill \(PDF\)](#)

1st Installment

Delinquent After  
12/10/2025

PAID

\$31,622.49  
12/02/2025

2nd Installment

Delinquent After  
04/10/2026

Amount due: \$31,622.49

[Add To Cart](#)

### Account History

#### ✓ Current Owner (April 12, 2021 – Present)

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2025 Secured Annual Bill #20250259954</a> ⓘ			<a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$31,622.49	12/02/2025
2nd Installment	\$31,622.49	Unpaid	Delinquent after 04/10/2026
<a href="#">2024 Secured Annual Bill #20240262183</a> ⓘ			<a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$30,721.53	11/30/2024
2nd Installment	\$0.00	Paid \$30,688.71	02/09/2025
<a href="#">2023 Secured Annual Bill #20230267290</a> ⓘ			<a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$30,228.47	10/30/2023
2nd Installment	\$0.00	Paid \$30,228.47	04/01/2024
<a href="#">2022 Secured Annual Bill #20220460790</a> ⓘ			<a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$29,670.43	11/29/2022
2nd Installment	\$0.00	Paid \$29,670.43	03/05/2023
2021			
<a href="#">2021 Secured Annual Bill #20210278833</a> ⓘ			<a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$30,540.43	11/29/2021
2nd Installment	\$0.00	Paid \$30,540.43	01/03/2022
2021 Secured Supplemental Bill #20210488632			
2020 Secured Supplemental Bill #20210488631			
Total Amount Due	\$31,622.49		

#### ✓ Prior Owner (June 23, 2017 – April 11, 2021)

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2020 Secured Annual Bill #20200085265</a> ⓘ			<a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$30,747.27	12/02/2020
2nd Installment	\$0.00	Paid \$30,747.27	03/31/2021
<a href="#">2019 Secured Annual Bill #20190052320</a> ⓘ			<a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$29,691.07	10/15/2019
2nd Installment	\$0.00	Paid \$29,691.07	10/15/2019
<a href="#">2018 Secured Annual Bill #20180065530</a> ⓘ			<a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$28,683.67	12/07/2018
2nd Installment	\$0.00	Paid \$28,683.67	12/24/2018
2017			
<a href="#">2017 Secured Annual Bill #20170065470</a> ⓘ			<a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$8,582.32	10/19/2017
2nd Installment	\$0.00	Paid \$8,582.32	12/22/2017
<a href="#">2017 Secured Supplemental Bill #20177023242</a> ⓘ			<a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$19,616.15	11/17/2017
2nd Installment	\$0.00	Paid \$19,616.15	12/22/2017

Total Amount Due	\$0.00		
------------------	--------	--	--

▼ Prior Owner (October 12, 2010 – June 22, 2017)

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2016 Secured Annual Bill #20160065240</a> ①			 <a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$8,420.18	11/29/2016
2nd Installment	\$0.00	Paid \$8,420.18	04/10/2017
<b>2015</b>			
<a href="#">2015 Secured Annual Bill #20150065070</a> ①			 <a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$5,832.92	12/07/2015
2nd Installment	\$0.00	Paid \$5,832.92	03/31/2016
<a href="#">2015 Secured Supplemental Bill #20155014102</a> ①			 <a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$2,322.27	02/05/2016
2nd Installment	\$0.00	Paid \$2,322.27	03/31/2016
<a href="#">2014 Secured Annual Bill #20140064980</a> ①			 <a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$5,680.90	12/08/2014
2nd Installment	\$0.00	Paid \$5,680.90	03/31/2015
<a href="#">2013 Secured Annual Bill #20130064700</a> ①			 <a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$5,548.59	12/06/2013
2nd Installment	\$0.00	Paid \$5,548.59	04/08/2014
<a href="#">2012 Secured Annual Bill #20120064630</a> ①			 <a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$5,320.28	12/04/2012
2nd Installment	\$0.00	Paid \$5,320.28	04/09/2013
<a href="#">2011 Secured Annual Bill #20110064510</a> ①			 <a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$5,229.00	12/05/2011
2nd Installment	\$0.00	Paid \$5,229.00	04/04/2012
<b>2010</b>			
<a href="#">2010 Secured Annual Bill #20100064180</a> ①			 <a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$827.91	06/06/2011
2nd Installment	\$0.00	Paid \$827.91	06/06/2011
<a href="#">2010 Secured Supplemental Bill #20100022542</a> ①			 <a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$2,975.77	03/31/2011
2nd Installment	\$0.00	Paid \$2,975.77	04/08/2011
<b>Total Amount Due</b>	<b>\$0.00</b>		

▼ Prior Owner (March 1, 1993 – October 11, 2010)

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2009 Secured Annual Bill #20090063320</a> ①			 <a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$750.90	12/03/2009
2nd Installment	\$0.00	Paid \$750.90	03/30/2010
<a href="#">2008 Secured Annual Bill #20080063270</a> ①			 <a href="#">Print (PDF)</a>
1st Installment	\$0.00	Paid \$687.34	12/08/2008
2nd Installment	\$0.00	Paid \$687.34	12/08/2008
<b>Total Amount Due</b>	<b>\$0.00</b>		

# Search & Pay

## Search

4 san antonio place



No bills or accounts matched your search. Try using different or fewer search terms. The following tips may also help:

- Make sure you are not including any owner names in your search. These are considered confidential, and are unavailable on the public site.
- Try leaving off words like drive, road, avenue, etc. For example, search for 123 Main instead of 123 Main Street.



City & County of San Francisco  
José Cisneros, Treasurer  
David Augustine, Tax Collector  
Property Tax Bill (Secured)

1 Dr. Carlton B. Goodlett Place  
City Hall, Room 140  
San Francisco, CA 94102  
[www.sftreasurer.org](http://www.sftreasurer.org)

For Fiscal Year July 1, 2024 through June 30, 2025

Vol	Block	Lot	Bill No	Mall Date	Property Location
24	1234	123	2024012345	October 21, 2024	1234 SAN FRANCISCO ST

Assessed on January 1, 2024 at 12:01am  
To: SF TAXPAYER

SF TAXPAYER  
PO BOX 123  
SAN FRANCISCO, CA 94110

► TOTAL DUE		\$1,688.10
1st Installment	2nd Installment	
\$844.05	\$844.05	
Due 12/10/2024	Due 04/10/2025	

# Search & Pay

## Search

4a san antonio place



No bills or accounts matched your search. Try using different or fewer search terms. The following tips may also help:

- Make sure you are not including any owner names in your search. These are considered confidential, and are unavailable on the public site.
- Try leaving off words like drive, road, avenue, etc. For example, search for 123 Main instead of 123 Main Street.



**City & County of San Francisco**  
José Cisneros, Treasurer  
David Augustine, Tax Collector  
Property Tax Bill (Secured)

1 Dr. Carlton B. Goodlett Place  
City Hall, Room 140  
San Francisco, CA 94102  
[www.sftreasurer.org](http://www.sftreasurer.org)

For Fiscal Year July 1, 2024 through June 30, 2025

Vol	Block	Lot	Bill No	Mail Date	Property Location
24	1234	123	2024012345	October 21, 2024	1234 SAN FRANCISCO ST

Assessed on January 1, 2024 at 12:00am

To: SF TAXPAYER

**SF TAXPAYER**  
PO BOX 123  
SAN FRANCISCO, CA 94110

► TOTAL DUE		\$1,688.10
1st Installment	2nd Installment	
\$844.05	\$844.05	
Due 12/10/2024	Due 04/10/2025	

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2026 JAN 05 PM01:41 *jw*

KATELIN HOLLOWAY  
BENJAMIN RAMIREZ

29-1310/213

103

DATE 1/5/16



PAY TO THE  
ORDER OF PLANNING DEPARTMENT \$ 787 00

SEVEN HUNDRED & EIGHTY SEVEN DOLLARS & <sup>00/100</sup> DOLLARS

← Heat  
Reactive  
Ink

**Citizens**

MEMO APPEAL - 2014-011561CUA

MP

LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.