

File No. 260021

Committee Item No. _____

Board Item No. 27

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: February 10, 2026

Cmte Board

- Motion
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OTHER

- Appeal Letter 10/27/25
- Appellant Brief 1/29/26
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- _____

Prepared by: Jocelyn Wong

Date: February 6, 2026

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2026 JAN 05 PM 01:41 *DN*

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

Katelin Holloway

Name

Name

524 Vallejo Street

524 Vallejo Street

San Francisco, CA 94133

San Francisco, CA 94133

Address


Address

415-828-7771

415-828-7771

Telephone Number

Telephone Number



Signature of Appellant or
Authorized Agent

Notice of Appeal of Planning Commission Decision

Conditional Use Authorization

To:

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

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 / ben.ramirez@gmail.com

2. SUBJECT PROPERTY

Subject Property Address:

524 Vallejo Street
San Francisco, CA 94133

Assessor's Block/Lot:

0132/009

3. PLANNING COMMISSION ACTION BEING APPEALED

Planning Commission Case No.: 2024-011561CUA

Date of Commission Action: December 4, 2025

Decision Being Appealed:

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.)"

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**.
-

5. STATEMENT OF FACTS

(Attached as Exhibit A)

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

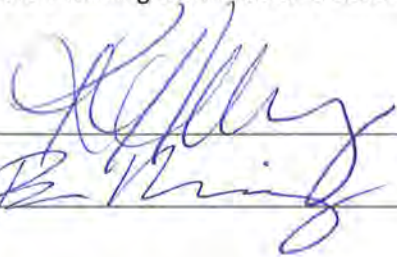
Appellants reserve the right to supplement the record with subsequently issued Planning Department documents, including any Notice of Decision or adopted motion.

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.

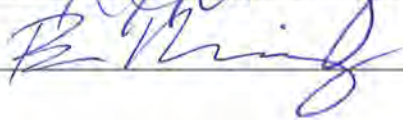
Katelin Holloway



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

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

[Handwritten signatures]


1/5/2026
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1/5/2026

(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 PM 01:41 

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

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 2nd and 3rd 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](#)

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 19TH 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 17th 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 commentor'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, expeditors, 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

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.

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**.

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.

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.

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.

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.

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.

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.

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.

EXHIBIT B

Planning Commission Hearing Record and De Facto Denial

524 Vallejo Street – Conditional Use Authorization Appeal

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**.

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

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?startTime=7610.9404&endTime=11498.476) ,
https://sfgovernmentconnection.com/meetings/Planning_Commission/2025-12-04/transcript.html?startTime=7610.9404&endTime=11498.476

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

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)*

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.

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.

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 19TH 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 17th 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.

250701 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 commentor'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, expeditors, and/or other advisors.

9. [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

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 DEFINITELY 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 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 RATTLER

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 SWEEPED THROUGH AND SWEEPED
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 THIS PATH
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 FIRSHAND 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 UNDOING 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 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 VICTIM IZING 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 CONCERNS 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 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 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 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

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

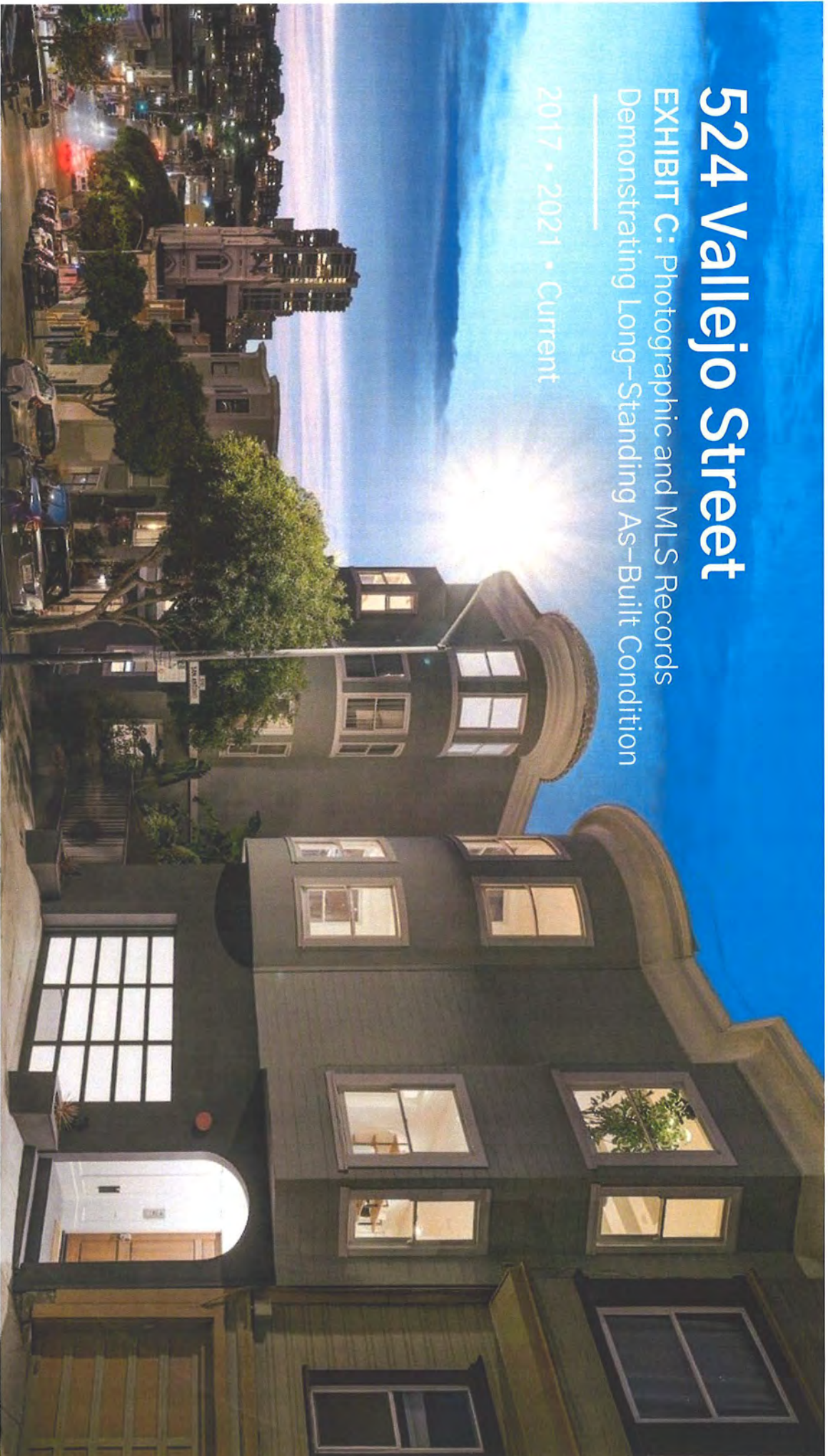


EXHIBIT C:

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/realestateandhomes-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

San Francis X California > San Francisco County > San Francisco > Vallejo St > 524-526 Vallejo St View as owner

Connect with an agent

Full name*
Email*
Phone*
Are you selling or buying?*

Connect

By proceeding, you consent to receive calls and texts at the number you provided, including marketing by automated and pre-recorded and artificial voice, and email, from realtor.com and others about your inquiry and other home-related matters, but not as a condition of any purchase. MTR.

What's your equity? (It's easy to find out)
Off Market
5 bed, 3,713 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

Exterior

Exterior and Lot Features

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

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

Show less ^

Building and Construction

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

Garage and Parking

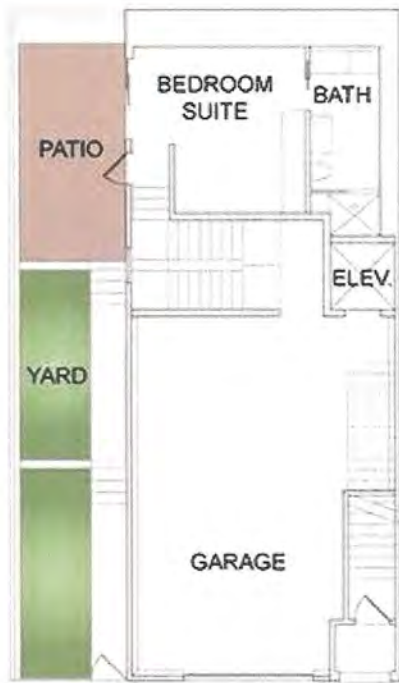
- Garage: Attached, Garage, Auto Door, Interior Access

Listing Information

- Type: 4+ Story

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/

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/dir. 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

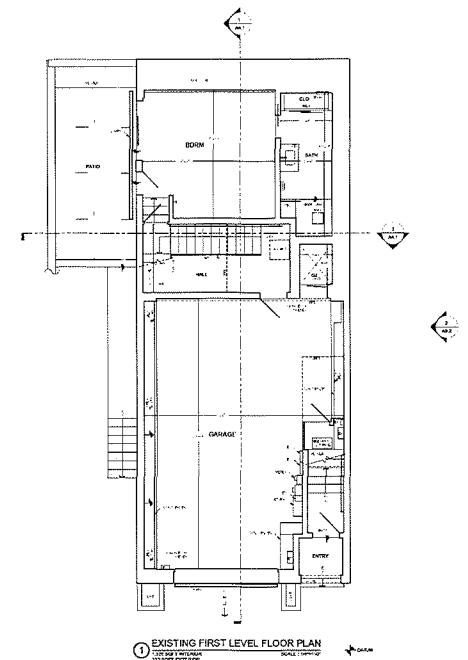
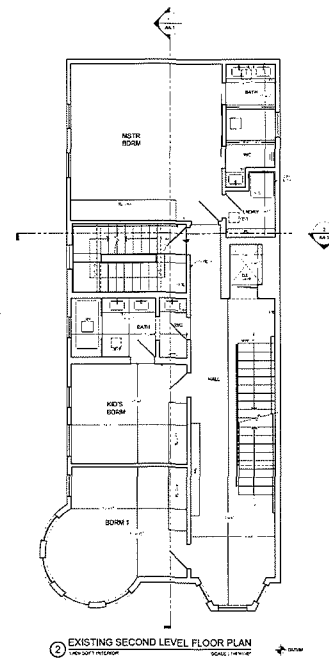
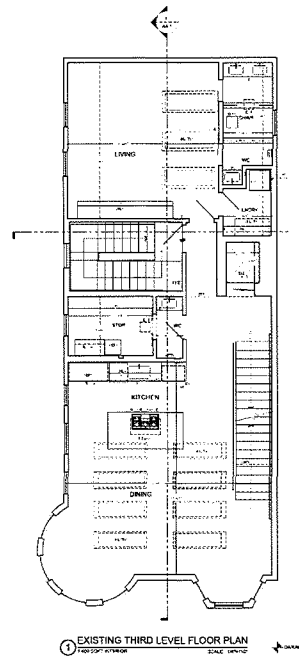
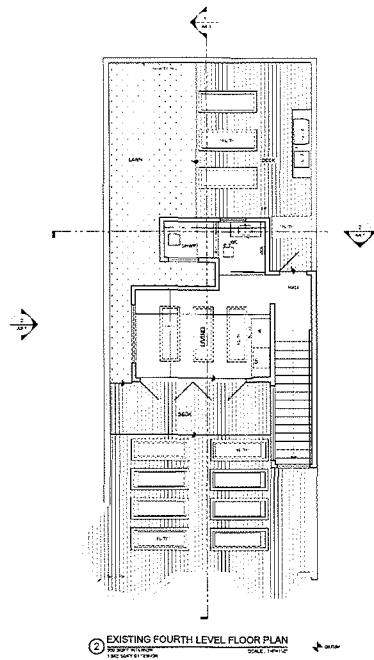
Other

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, Stall 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)



1 EXISTING LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"

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 Pefer	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

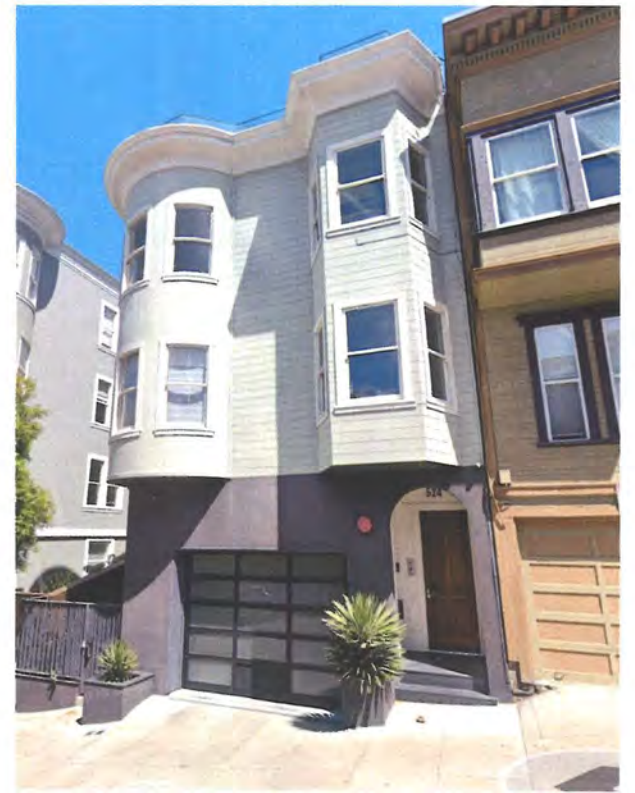
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT



Section C-5: Comparative Evidence - First Floor Bedroom

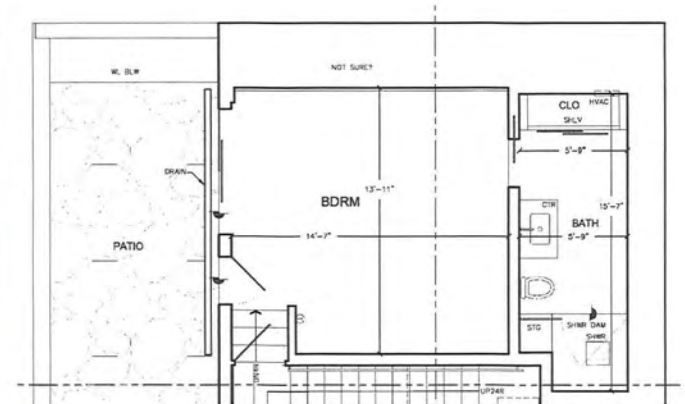
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - First Floor Bedroom

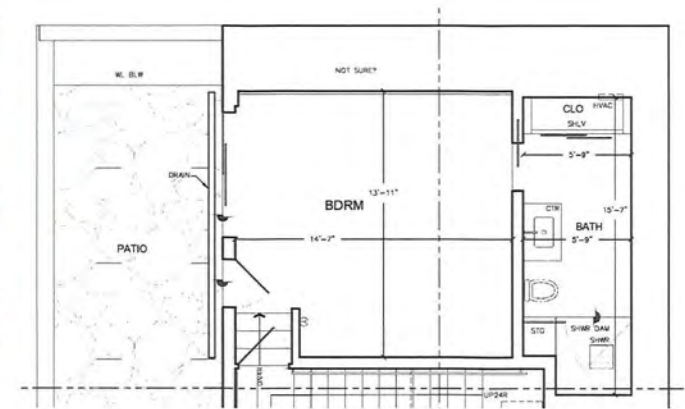
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - First Floor Patio

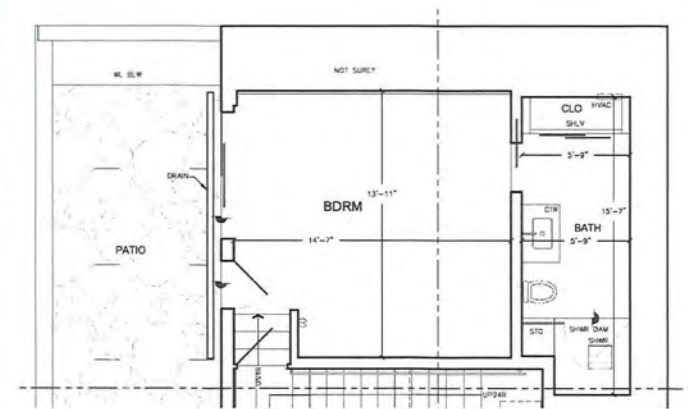
2017 MARKETING MATERIALS

NO
contemporaneous
MLS photographs
available

2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Second Floor Bathroom

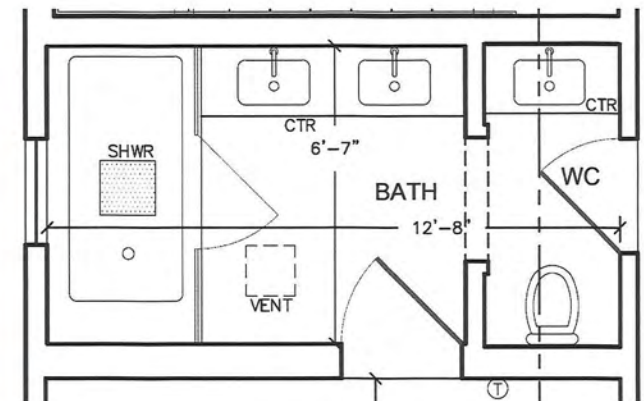
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS

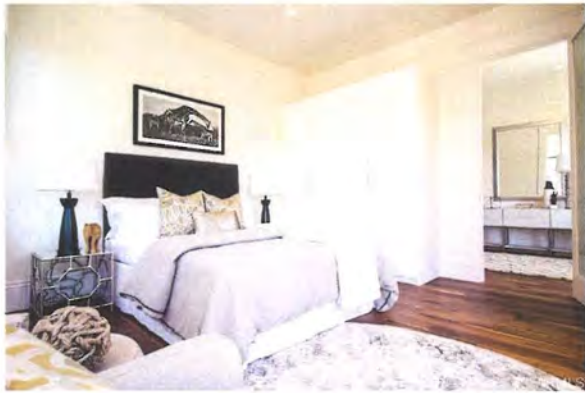


CURRENT AS BUILT



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

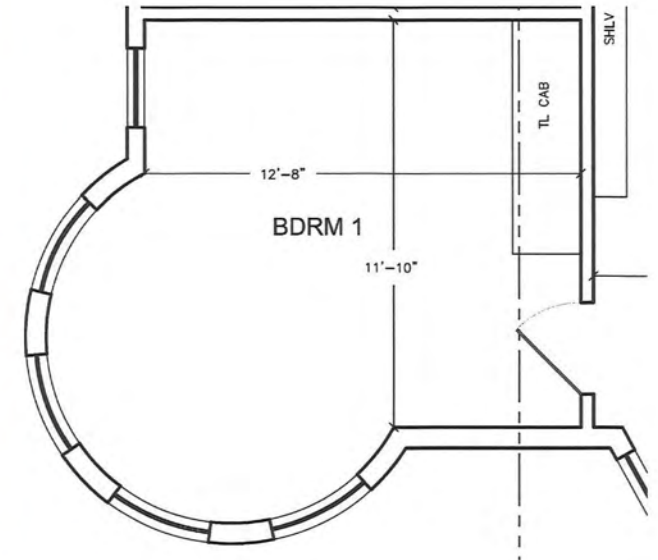
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



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

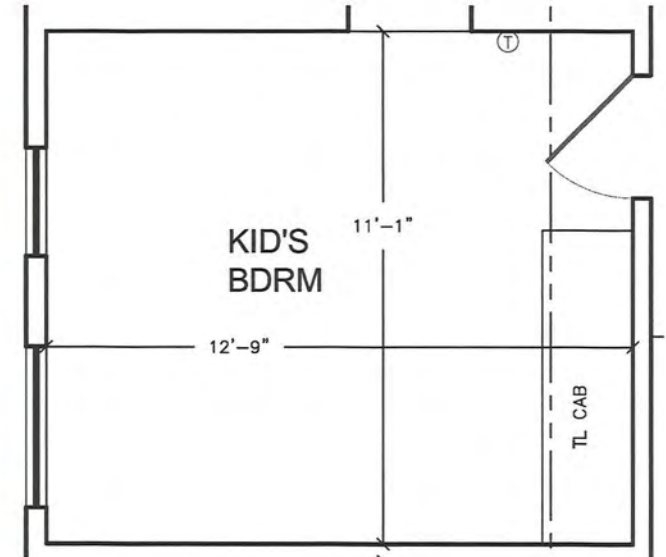
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Second Floor Hallway

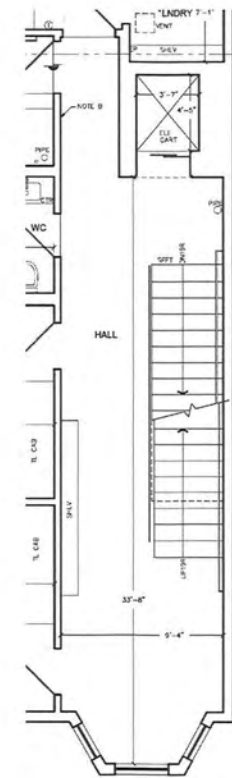
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



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

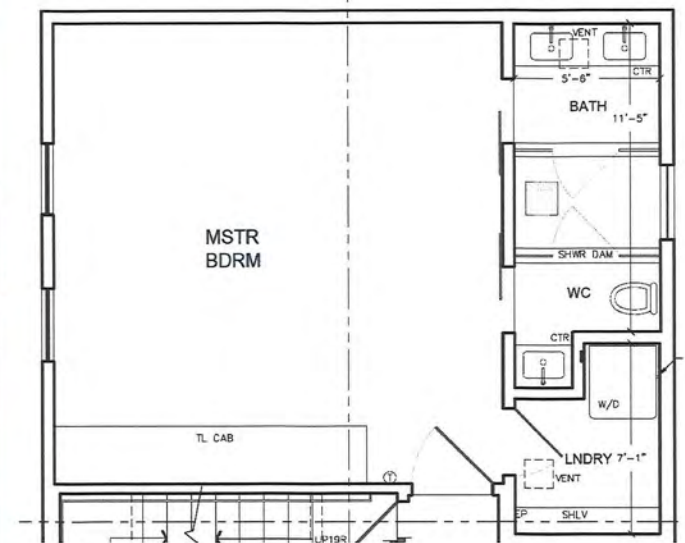
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



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

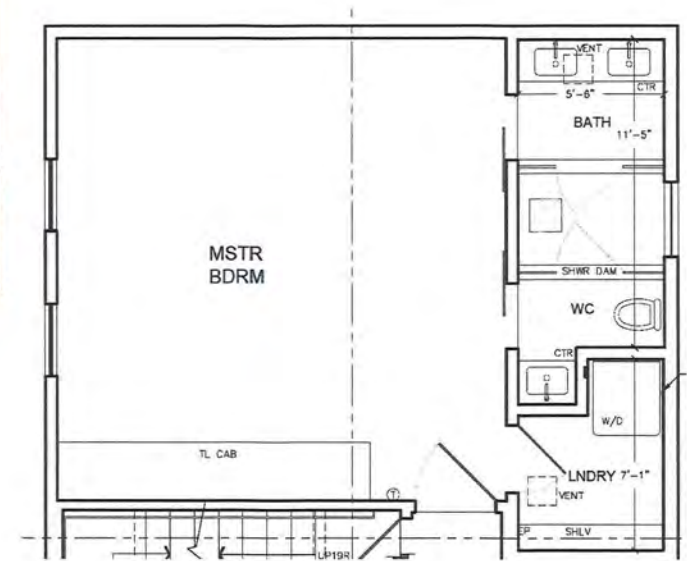
2017 MARKETING MATERIALS

ALL
COMPARATIVE
PHOTOGRAPHS
AVAILABLE

2021 MARKETING MATERIALS



CURRENT AS BUILT



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

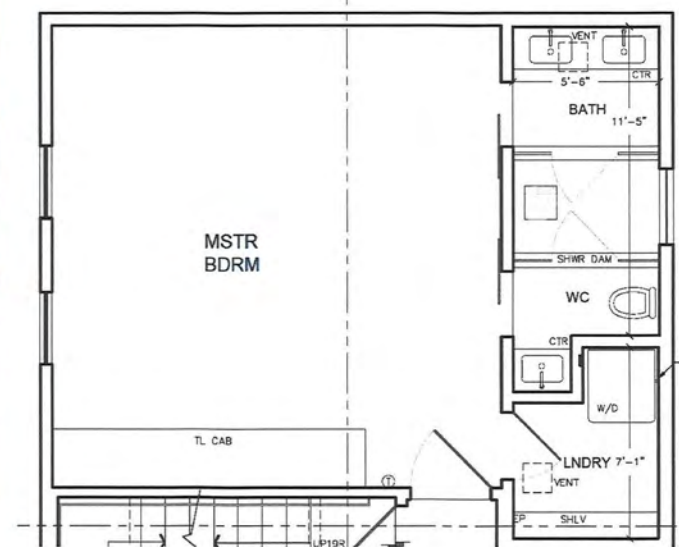
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



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

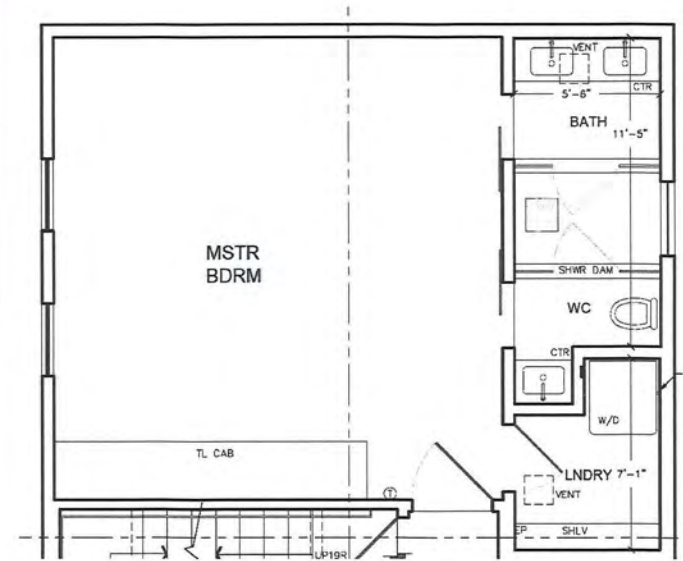
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Third Floor Kitchen

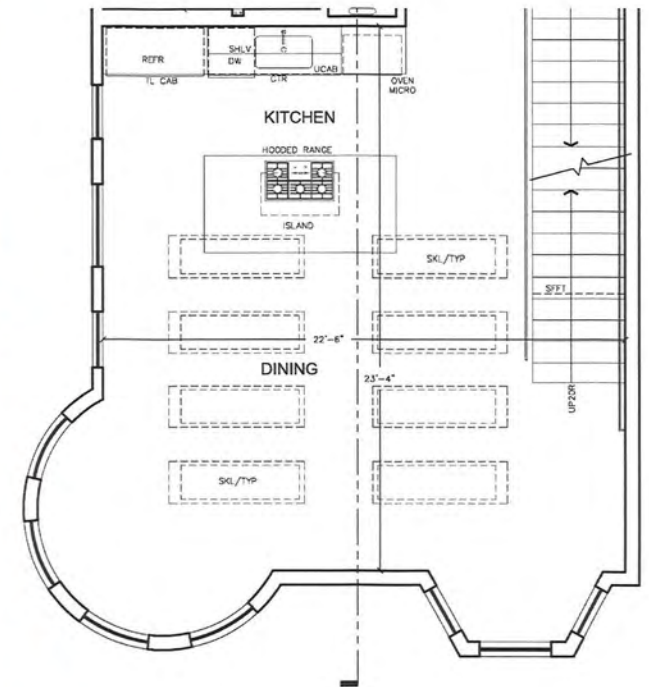
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Third Floor Kitchen

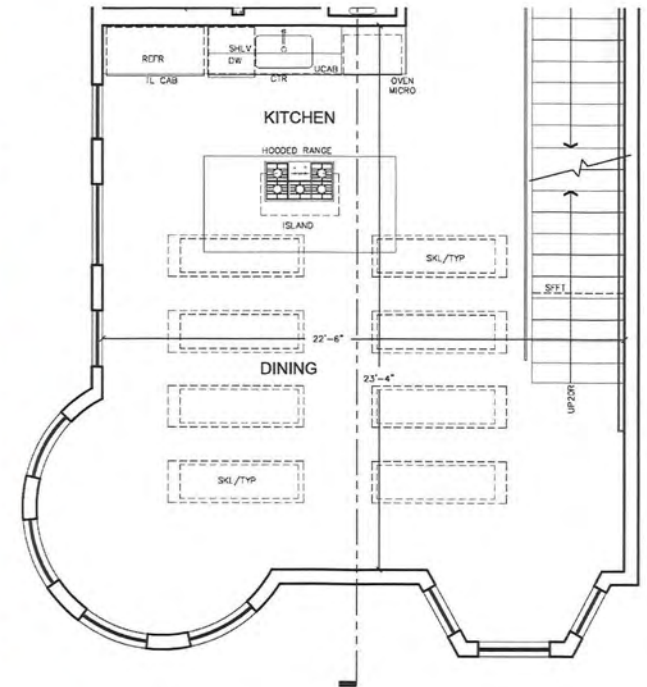
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Third Floor Kitchen

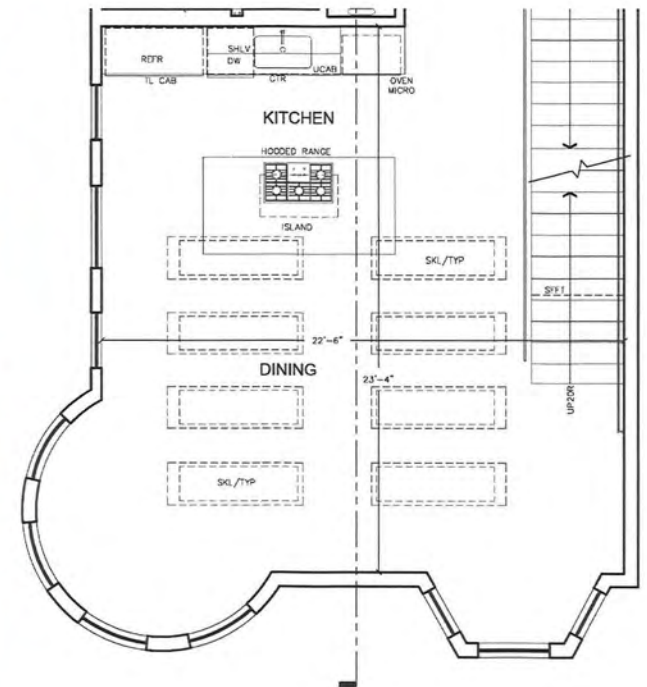
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Third Floor Kitchen

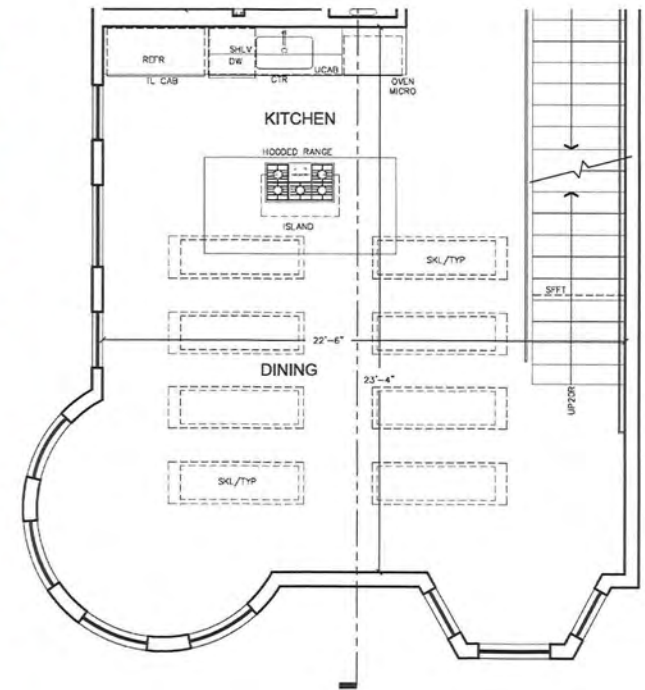
2017 MARKETING MATERIALS

NO
COMPARISON
M3 photographs
available.

2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Third Floor Pantry

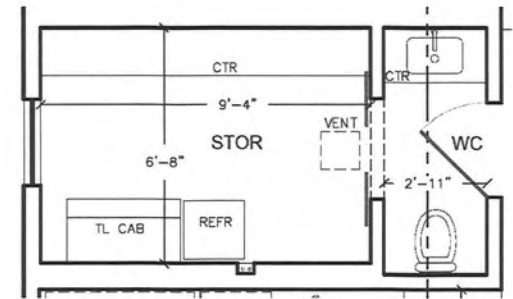
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



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

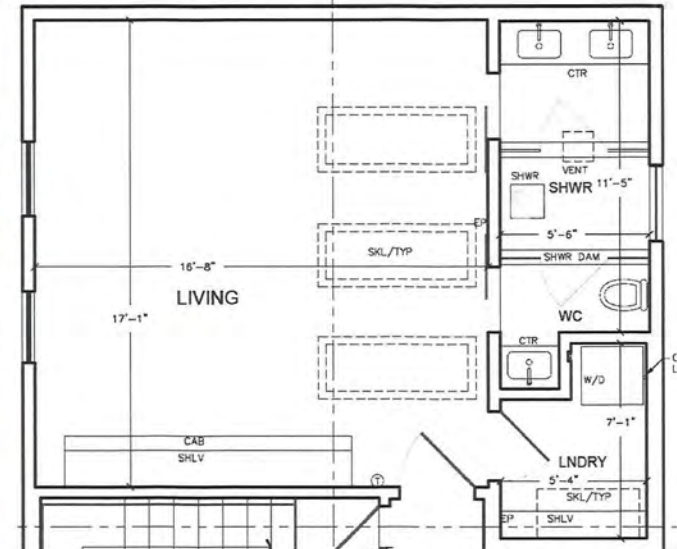
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



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

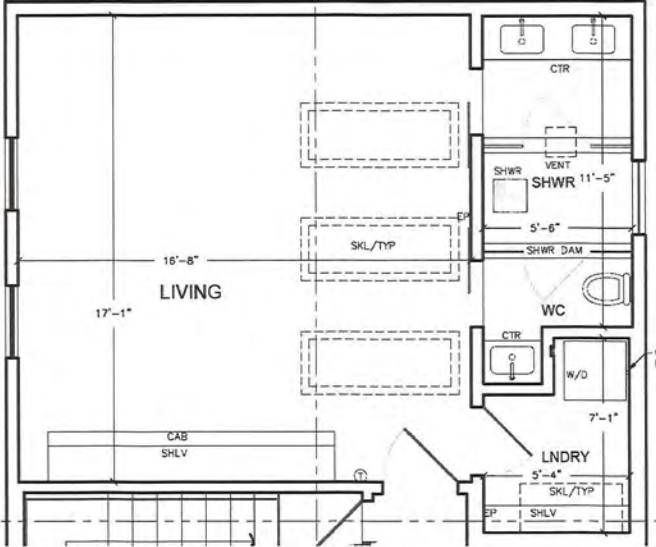
2017 MARKETING MATERIALS

No
comparative
MLS photos
available

2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Pentroom

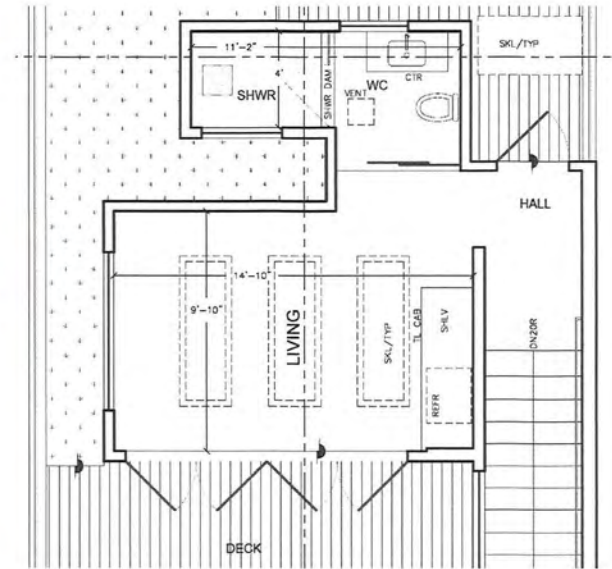
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Pentroom

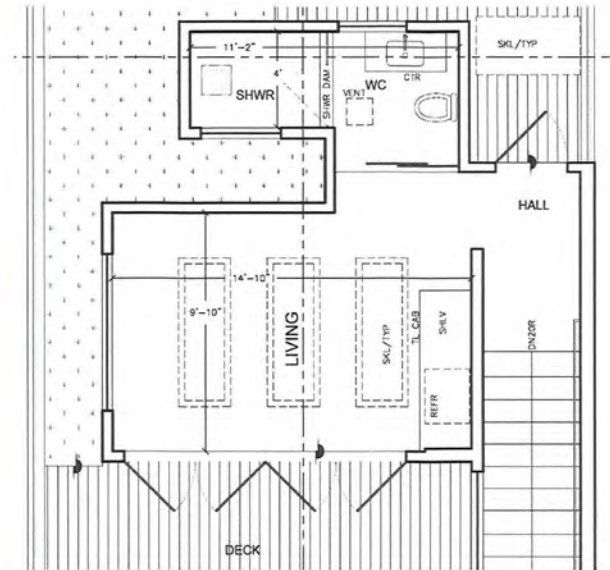
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Pentroom Bathroom

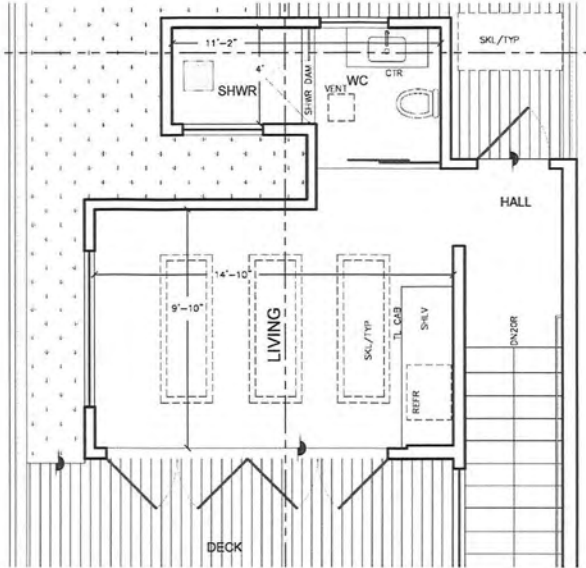
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Roof Deck Front

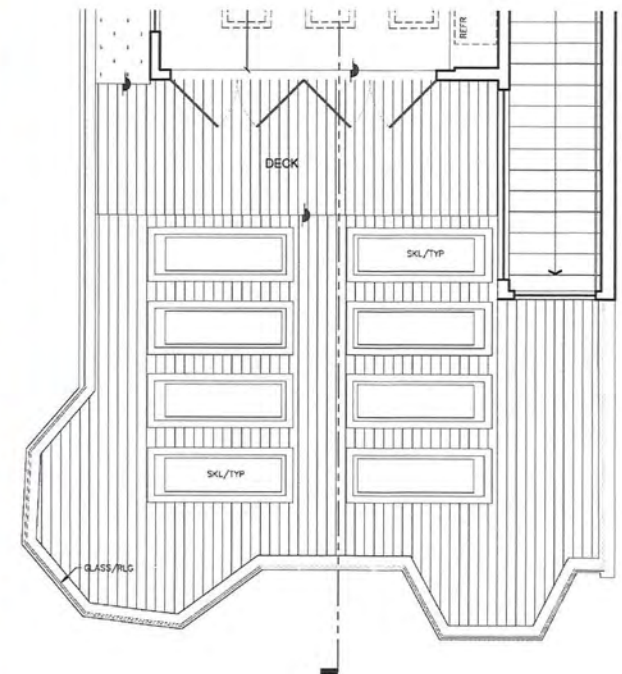
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Roof Deck Front

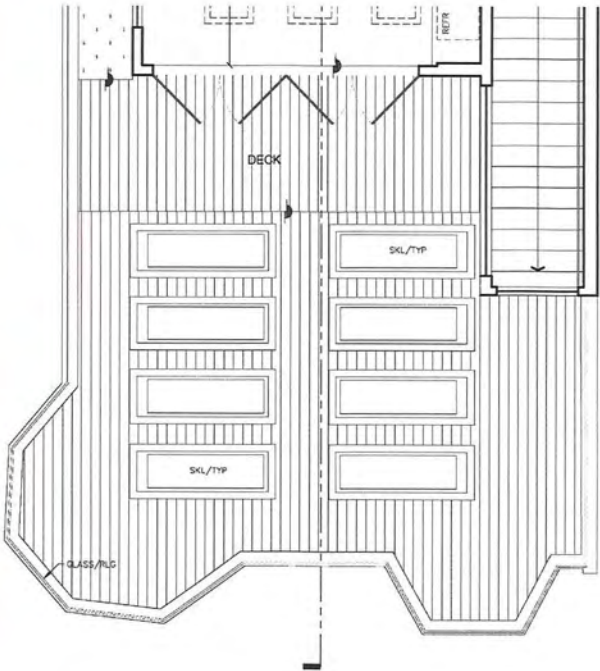
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Section C-5: Comparative Evidence - Roof Deck Rear

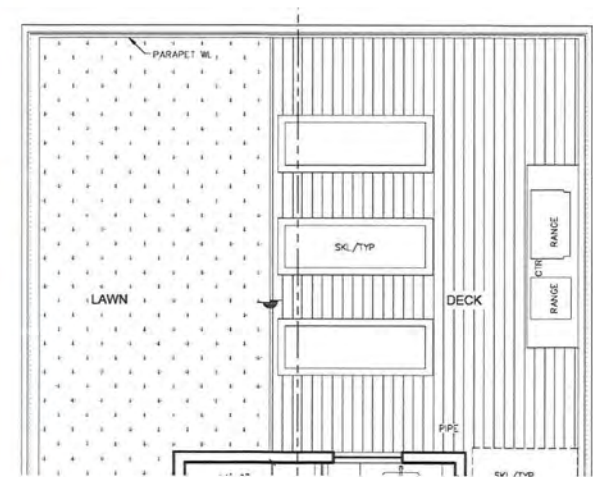
2017 MARKETING MATERIALS

NO
VERIFICATION
MLS PHOTOGRAPHS
AVAILABLE

2021 MARKETING MATERIALS

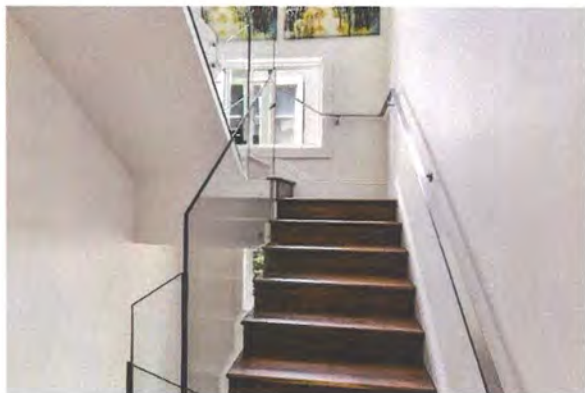
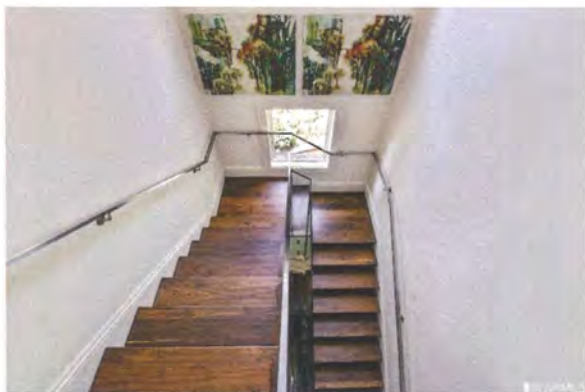


CURRENT AS BUILT



Section C-5: Comparative Evidence - Back Stairwell

2017 MARKETING MATERIALS



2021 MARKETING MATERIALS

No
contemporary or
MLS photographs
available

CURRENT AS BUILT

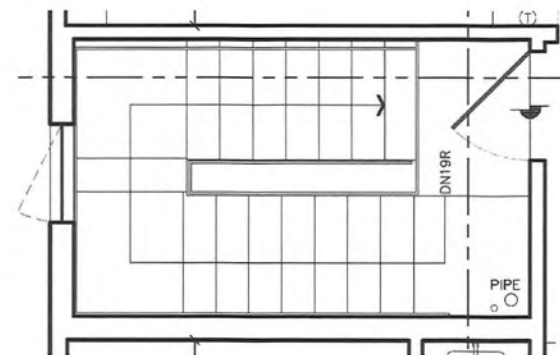


EXHIBIT C:

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

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...
-

524 Vallejo Street

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

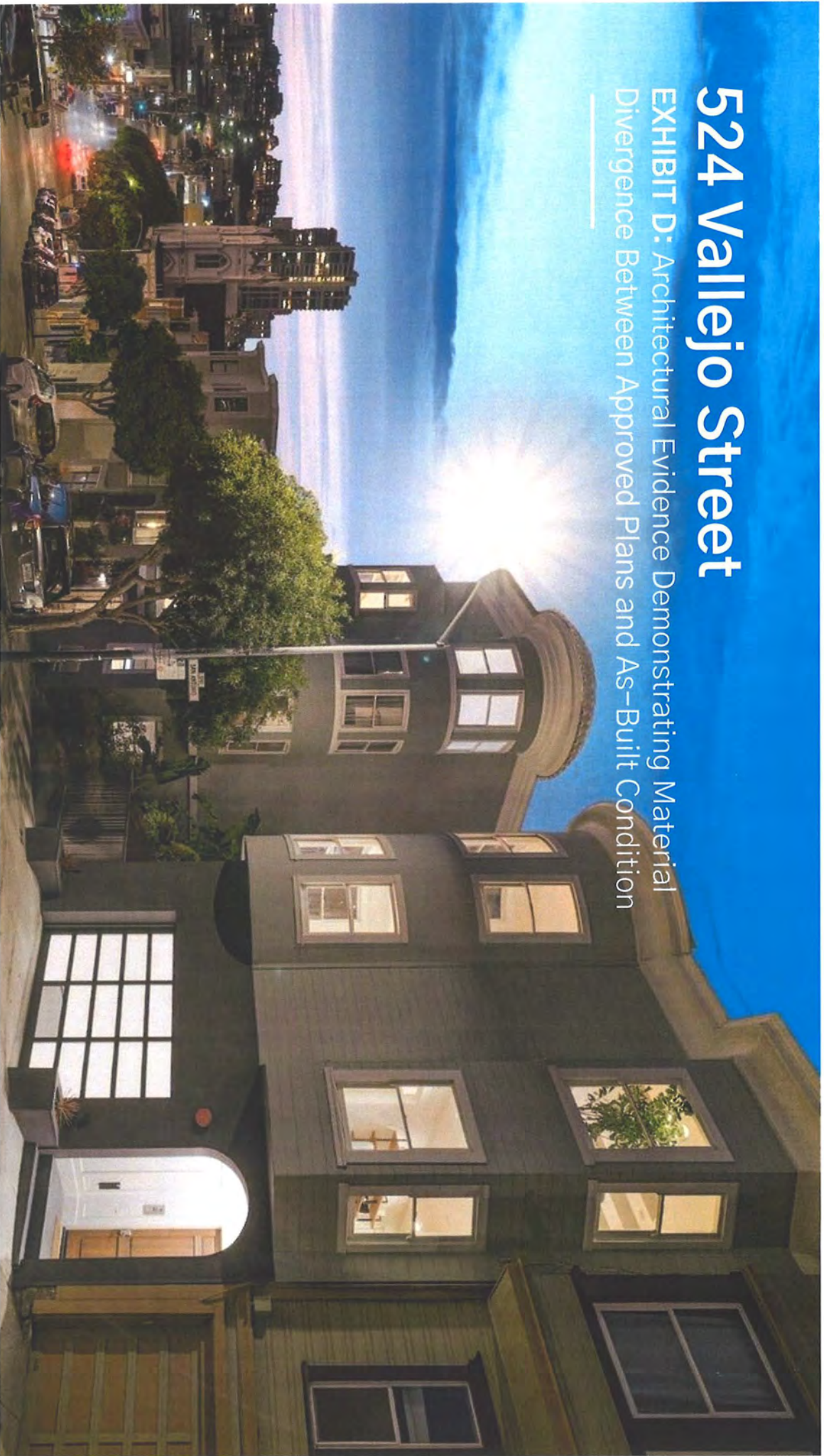


EXHIBIT D:

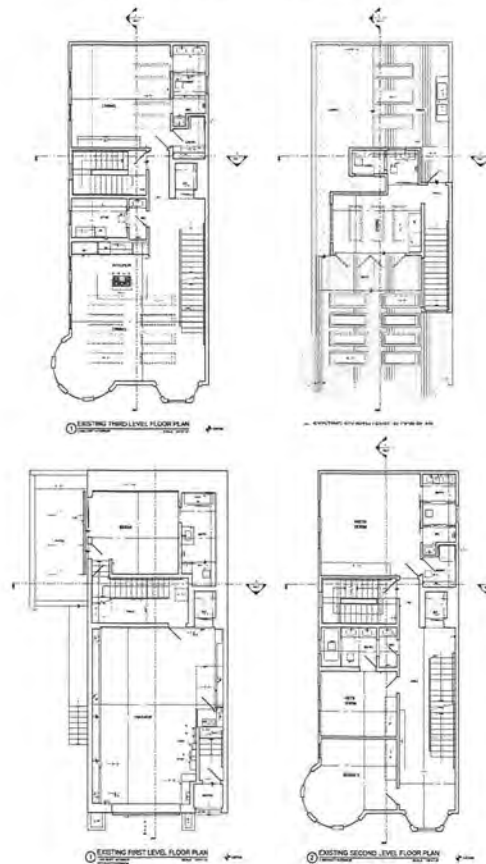
Architectural Evidence Demonstrating Material Divergence Between Approved Plans and As-Built Condition

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



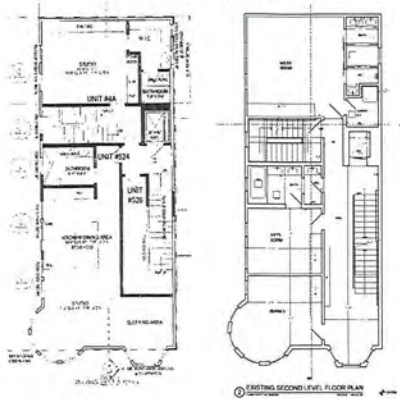
All available evidence reflects the **same single-family layout** from 2017 through the current as-built condition.

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

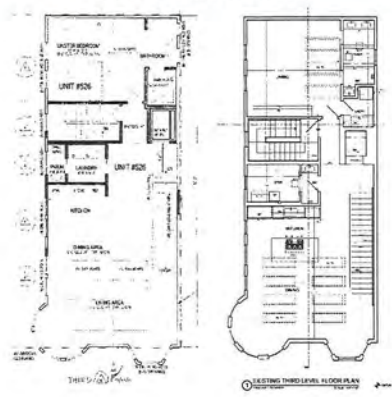
The as-built condition lacks physical features typically required for independent dwelling units.



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
5/9/2016					
5/4/2016					
5/4/2016					

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

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	20A	FOUNDATIONS	
1	1/29/2016	MGREENE	20	HOLDDOWNS	
1	1/29/2016	MGREENE	24E	WOOD FRAMING	
1	1/29/2016	MGREENE	19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1	1/29/2015	MGREENE	24E	STEEL FRAMING	
1	1/29/2015	MGREENE	6	HIGH-STRENGTH BOLTING	
1	1/20/2015	MGREENE	5A1	SINGLE PASS FILLET WELDS < 5/16"	

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

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.



City and County of
San Francisco

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 12/18/2016 10:14:59 PM

Application Number: 20110204906
Form Number: 3

Address: 4444 RUFFIN ST VALLEJO CA 94591
City: VALLEJO
State: CA

Description: INTERIOR RECONFIGURATION (GRG, FIRST SECOND FLR) EXPAND THIRD FLOOR REPLACE ALL WINDOWS WITH PL KING ADD 1 BATH @ UNITS 203 LEGALIZE 2 EXISTING UNITS TO REFLECT 4 TOTAL. BLDG WILL BE FULLY SPRINKLERED UNDER SUP. PERMIT.
Cost: 1,000,000.00
Occupancy Code: R-2
Building Use: 24 - APARTMENTS

Disposition / Stage:

Appln Date	Stage	Comments
2/4/2011	TRACEL	
2/4/2011	FILED	
3/4/2011	FILED	
1/28/2013	PLAN CHECK	
1/28/2013	APPROVED	
1/28/2013	ISSUED	
5/9/2016	COMPLETE	206101 CFC ISSUED

Contact Details:

Contractor Details:
Licensor Number: 85607
Name: PETER HAN SHANGAR
Company Name: SF TWIN BOYS CORP. DBA MASTER BUILDERS
Address: 3 STARK ST SAN FRANCISCO CA 94133-0550
Phone: 4152073188

Addenda Details:

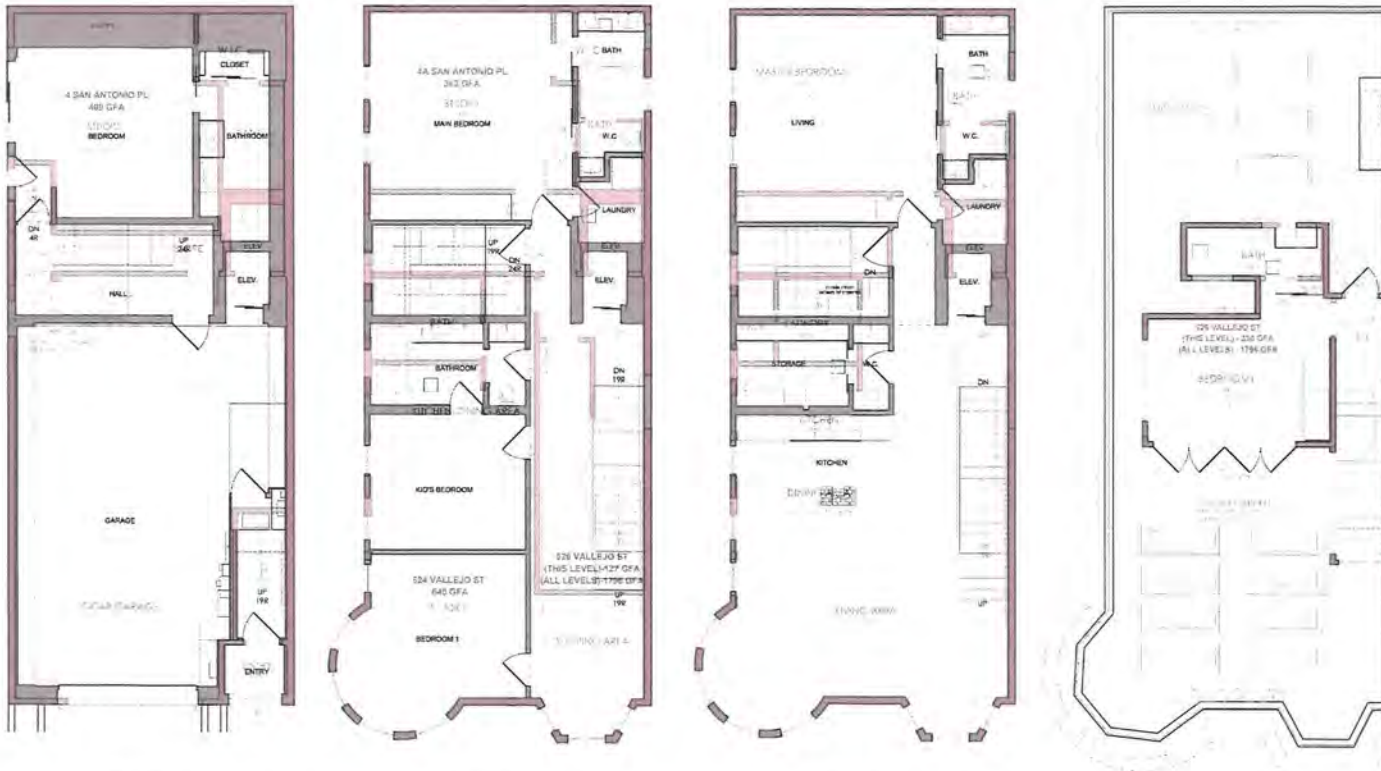
Description: SITE

Station	Rev'd	Active	Start	In Hold	Out Hold	Finish	Checked By	Review Status	Item Description
CPS	2/4/11	2/4/11				2/4/11	SHUK KATHY		1/28/12 approved interior alterations including window replacement, new wood staircase railing, vertical addition, and interior remodel with no change of unit count, MFL.
CP ZOC	2/4/11	10/1/11				1/28/12	LINLLEY PLAA		Division 211 Manual 10/2011 Rev 10/2011 (Minor Manual) Cover Letter Manual 9/2013 Manual 10/10/12 Rev 11/10/12 (Minor)
CP MP	10/1/12	10/1/12				10/1/12	LINLLEY PLAA		
BLDG	1/10/12	10/1/12	10/1/12	10/24/12	10/24/12	10/24/12	WALLS MATTHEW		12-13-12 A separate permit from the Bureau of Street Use & Mapping (BSU) is required for work involving alteration, reconstruction or repair of sidewalk, curb or gutter in the City right-of-way. CPW03099 sign off is required.
CPN	10/1/12	10/1/12				10/1/12	CV LONGTIAN		Permit has been assessed a Capacity Charge (CC) paid with permit fees. Licensee must within 12 months of permit issued date. See license attached to application. House to PHC 10/22/13.
SPVC	10/24/12	10/24/12				10/24/12	WU WHITNEY ROWEN		10/24/12 No impact fees. No Fee Source Pricing Agreement is required.
DFGU	10/24/12	10/24/12				10/24/12	BLACKSHEAR JOHN		MR. Insulator checked w/ drawings - no need to issue back 12/31/12
CP ZOC	10/24/12	10/24/12				10/24/12			10/24/12 to CPS app 10/24/12. CC above. To CP GUG app 10/24/12 to W. State app 10/24/12. Plans in HOLD BIN, etc. 11/13/13 to BSA, etc.
PHC	10/24/12	10/24/12				10/24/12	SAMARASINDHI GILES		11/28/2013 SFUGD NOT REG. APPROV BY DVM
CPS	10/24/12	10/24/12				10/24/12	SHUK KATHY		

This report has been issued. For administrative purposes, it is a permit. Please call 625-612-9450.

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



First Floor

Second Floor

Third Floor

Fourth Floor

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.



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- 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
Maggie.Laush@sfgov.org
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.

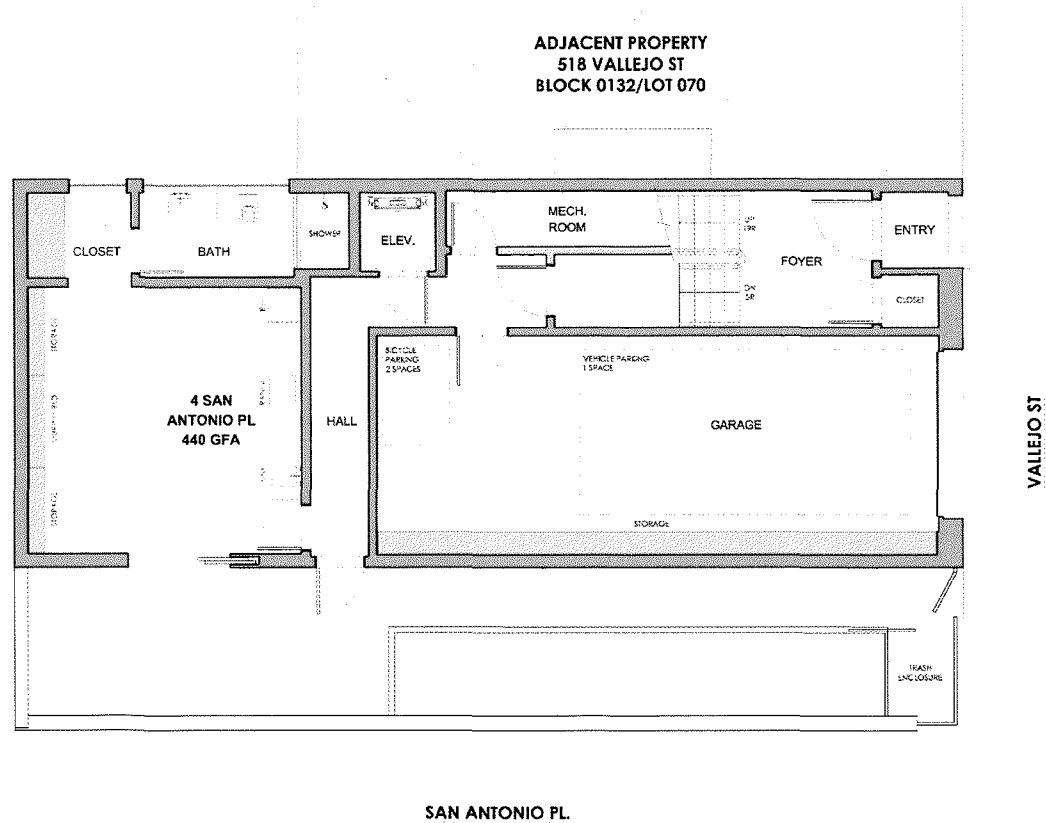


EXHIBIT E

Timeline of Property History

524 Vallejo Street – Conditional Use Authorization Appeal

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

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*)

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.

EXHIBIT G

Neighborhood Support and Community Input

524 Vallejo Street – Conditional Use Authorization Appeal

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
-

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
-

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 Greek 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	525 Vallejo Street	0145/040	Renter	Wesley Dickinson	<i>Wesley Dickinson</i>
8	525 Vallejo St.	0145/040	renter	Amber Helder-Ma	<i>Amber Helder-Ma</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>M. Kitagawa</i>
12	1165 Kearny St	0145/001	Renter	Thomas Lau	<i>Thomas Lau</i>
13	548 Vallejo St	0132/012	Renter	Sarah Oldsmith	<i>Sarah Oldsmith</i>
14	548 Vallejo St	0132/012	Renter	Matt McEwan	<i>Matt McEwan</i>
15	540 Vallejo St.	0132/011	renter	Kimya Atchar	<i>Kimya Atchar</i>
16	1255 Kearny St	0132/001	Renter	Nishant Kethania	<i>Nishant Kethania</i>
17	1223 Kearny St	0132/003	RENTER	Jessy Morrison	<i>Jessy Morrison</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	Onnavi Sahni	<i>Onnavi 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 St	0144/035	OWNER Gina Hurley	Gina Hurley	<i>[Signature]</i>
2. 429 1/2 Green	0132/044	Rent Vincent Key	Vincent Key	<i>[Signature]</i>
3. 7 San Antonio Pl	0132/013	renter	Ethan Loquiao	<i>[Signature]</i>
4. 566 Vallejo St #34	0132/046	renter	Lori	<i>[Signature]</i>
5. 566 Vallejo St #34	0132/046	renter	Cedric Cabansan	<i>[Signature]</i>
6. 1346 GRANT AVE	0132/028	renter	FRANCO	<i>[Signature]</i>
7. 141/2 BANNING PL	0116/010	TENANT	MANOLO MORAN	<i>[Signature]</i>
8. 1336 Grant Ave	0132/029	TENANT	ALFREDO VELAZO	<i>[Signature]</i>
9. 1399 Grant Ave	0132/051	NANCY NANCY	MONA	<i>[Signature]</i>
10. 453 Green	0132/040	DAN DAN	BOOTHMAN	<i>[Signature]</i>
11. 1 San Antonio	0132/048	Tenant	Dorie OLeary	<i>[Signature]</i>
12. 1 San Antonio	0132/048	Tenant	Stephanie Shepherd	<i>[Signature]</i>
13. 1 San Antonio	0132/048	Tenant	Eric Kline	<i>[Signature]</i>
14. 546 VALLEJO	0132/012	OWNER	NICHOLAS MORAN	<i>[Signature]</i>
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



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
Subject: Support for Appeal - 524 Vallejo Street
Date: December 21, 2025 at 3:31 PM
To: Katelin Holloway katelin.holloway@gmail.com, Ben Ramirez 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: katelin.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: katelin.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.

Katelin 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
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
Cc: jonas.ionin@sfgov.org, hanayoshikawa@gmail.com
Bcc: 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
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
Cc: jonas.ionin@sfgov.org
Bcc: 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
(510) 304-8553

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

principles should apply.

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

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.

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.

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.

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.

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 restaurateurs, 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.



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.

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.

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

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.

GREEN

VALLEJO

SAN ANTONIO

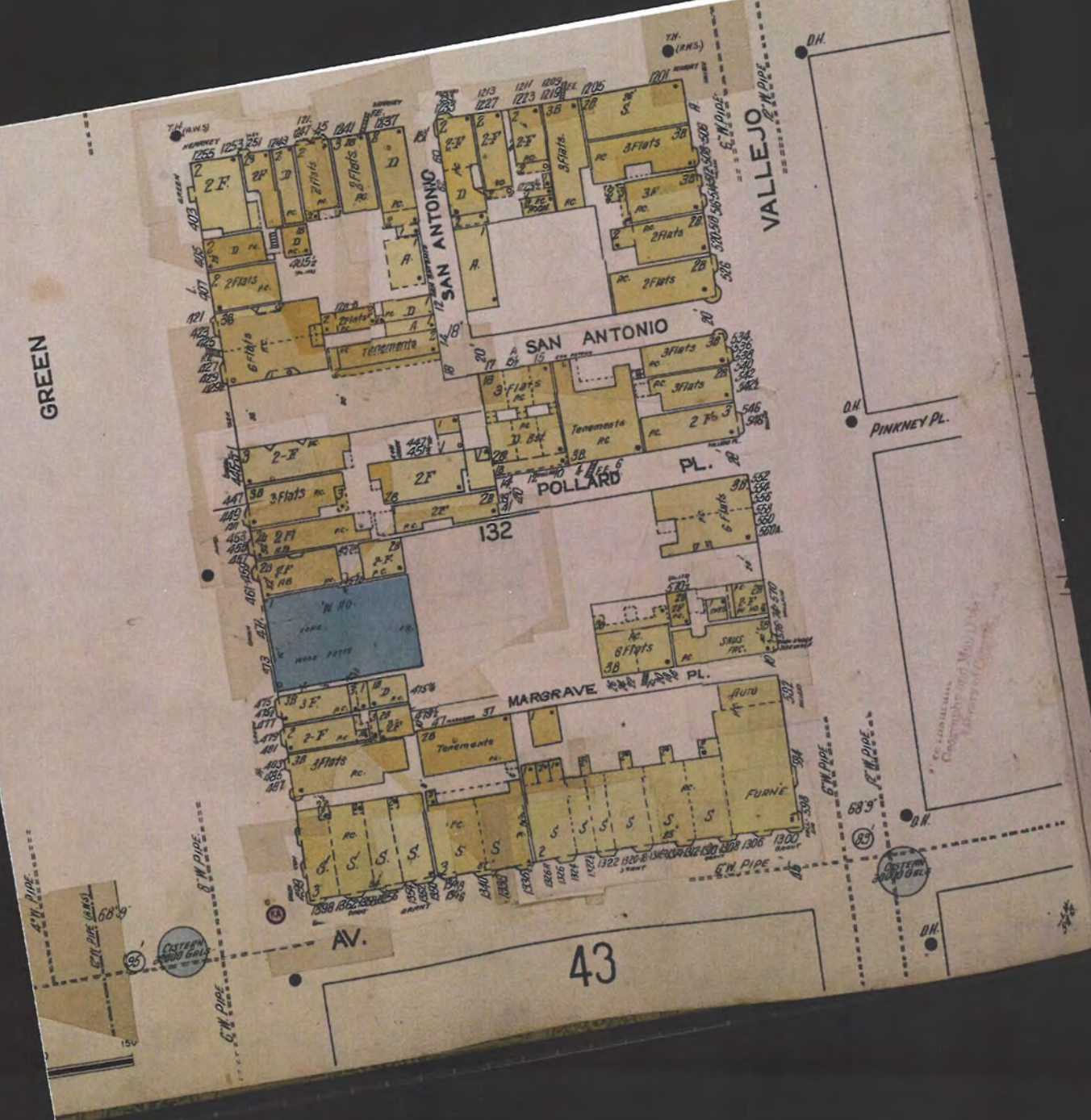
POLLARD PL.

MARGRAVE PL.

PINKNEY PL.

AV.

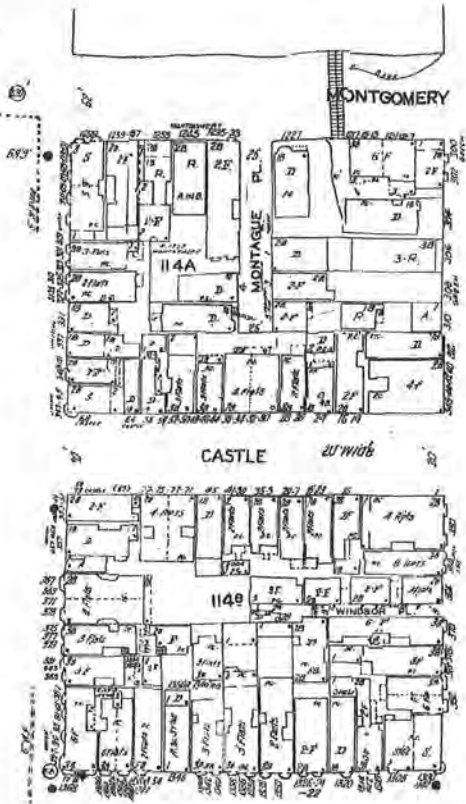
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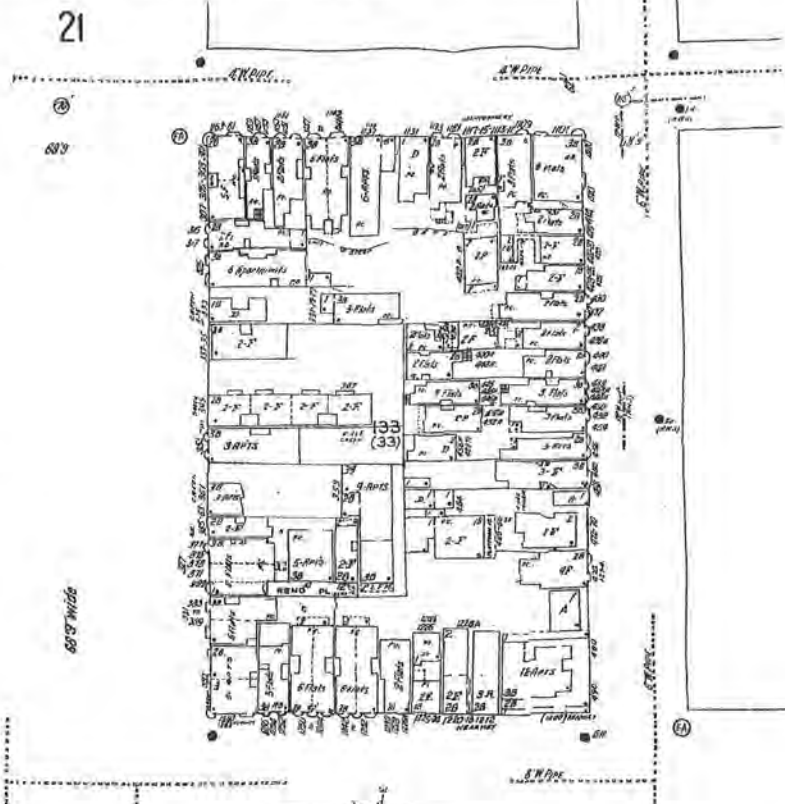
UNIVERSITY OF CALIFORNIA
 LIBRARY OF ARCHITECTURE

THESE SANBORN MAPS ARE DATED TO THE MID 1990'S
USE ONLY FOR HISTORICAL CONTEXT

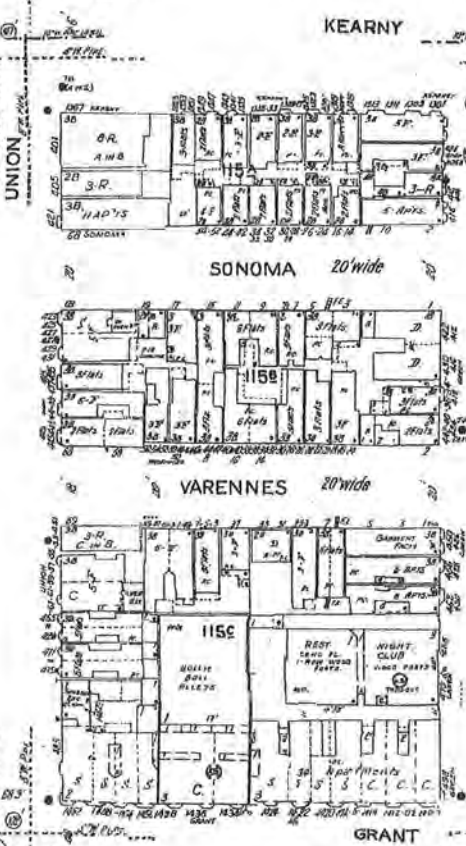
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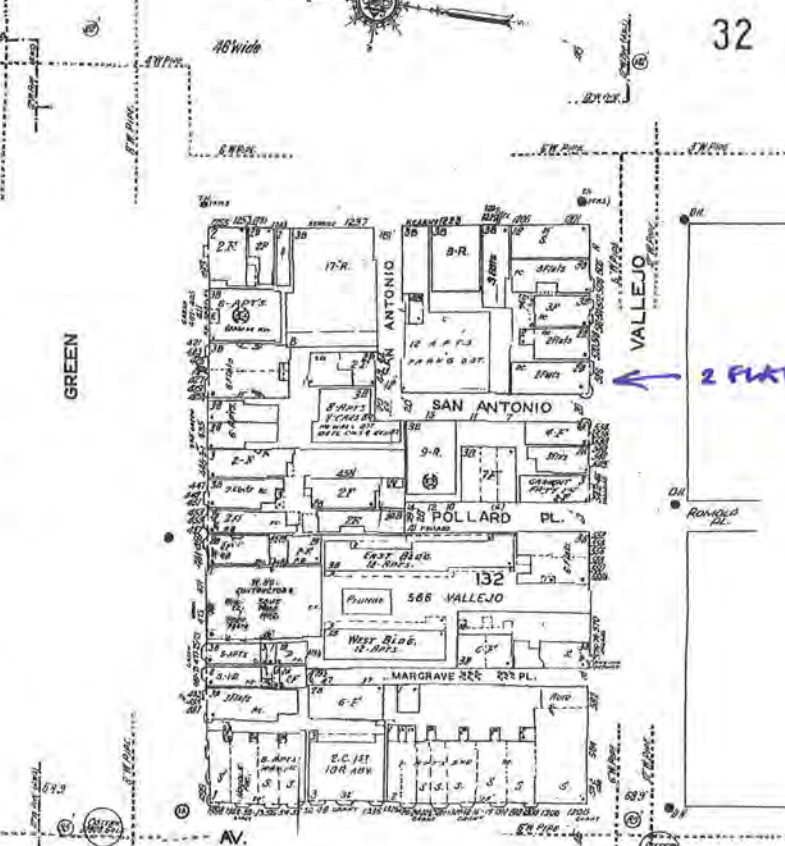
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← 2 FLATS

42



43

RECEIVED, READ AND APPROVED

DATE: 9-17-10

SIGNATURE: [Signature]

CITY & COUNTY OF SAN FRANCISCO
ASSESSORS OFFICE VALUATION DIVISION

T N I
12/13/60

VOL. 2 BLOCK 132 lot 9
ADDRESS 524-26 Vallejo Front
CODE CLASS F

Capitol of 2
REAL PROPERTY RECORD FRONT

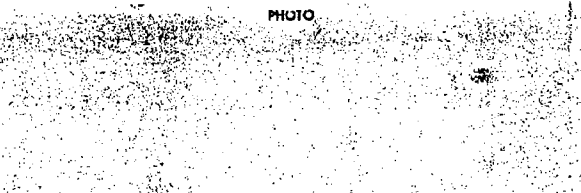
STORIES	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	TOTAL
ROOMS																											10	

RESIDENTIAL		CLASS					EXTERIOR CONSTRUCTION					INTERIOR FINISH					HEATING SYSTEM				
Dwelling	D R	B R	1A	1B	2	3	4	5	Rustic				Plaster				Electric	Gas	Oil		
Flats		2						Panel				Sheetrock					Forced Air				
Apartment			FOUNDATION										Wallboard				Baseboard				
Hotel			Concrete					Metal				Paneling					Radiant				
Motel			Brick					Shingles				Unfinished					Baseboard				
Rooming House			Slab					Brick									Vent & Air Cond.				
			Conc. Block					Concrete									Gravity				
NON-RESIDENTIAL		BASEMENT					ROOF					BATH ROOM					MECHANICAL				
Public Building			Plaster					Tile-Up					Number of Rooms	2							
School			Misc.					Conc. Block					Tubs	Built-in							
Office								Veneer					Shower								
Commercial			Unfinished	1/2	1/2	1/2	1/2	Comp		Flat			Tile	WALLS	2						
Industrial			Finished	1/2	1/2	1/2	1/2	Metal		Hip			Separate Toilet	2							
			Number Car Spaces	2				T&G		Gable											
			CEMENT FLOOR																		
CLASSIFICATION		FLOORS					BUILT-INS					MISCELLANEOUS									
Service Station			Medical					Softwood		2			Dish.	Disp.							
Loft			Theatre					Hardwood		6			Oven	Range							
Warehouses			Club					Terrazzo													
Condominium			Bank					Marble													
Greenhouse			Store					Concrete					W. C.	Lavs							
Co-Operative			Garage					Earth					Um	S. S.							
Shed			Church					Tile		4											
								Metal													

COMPUTATIONS										VALUATION RECORD				
APPRaiser & DATE	DIM.	AREA	UNIT COST	COST	UNIT COST	COST	YR.	LAND	IMPTS.	TOTAL	CH. NY.			
Lot E1	22 X 36	792					75	16,400	14,400	30,800	1			
2nd "	" X "	792					75	24,400	23,000	47,400	1			
							77	24,400	20,000	44,400	1			
Total		1584												
Normal % Good														
R. C. L. N. D.														

LAND ATTRIBUTES	
Square feet	1926
Acres	
Zoning	R-4
Square feet usable	
Corner	Yes <input type="checkbox"/> No <input type="checkbox"/>
Curb, Swkt	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"/>
Alley	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 type="checkbox"/>
Total Finished Area (ALL)	2820
Finished Basement Area	
Finished Attic Area	
Full Baths	2
Half Baths	
Garage spaces	2
Built-in Kitchen	Yes <input type="checkbox"/> No <input type="checkbox"/>
Central Heating	Yes <input type="checkbox"/> No <input 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"/>
Date of Improvements	
Trend	G <input type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>
CONCLUSIONS	
Land Value	16,400
Improvement Value	31,000
Total Value	47,400

CORRECTION RECORD				EFFECTIVE YEAR			APPLICABLE YEAR			NORMAL % GOOD		
IDENT. NO.	FOR	AMT.	DATE	YEAR	YEAR	AGE	REAL LIFE	TABLE	%			
	No record											



MARKS:

LAND DATA											
FRONT		DEPTH		AREA		ZONING		TOPOGRAPHY			
57 ⁵⁰	ft.	57 ⁵⁰	ft.	1926	sq. ft.	R-9	LEVEL	GRADE	%		
DESCRIPTION		ADJUSTMENT		VALUE		VIEW					
NER	CURB	%	STRE DEPTH	1/2	200	1/2	200				
DE	SIDEWALK	%	STRE WIDTH								
	UTILITIES	%	CON. INF.								

MARKET APPROACH								
ADDRESS	BLOCK	LOT	DESC.	SQ. FT.	SALES PRICE	DATE	GRM	REMARKS

GROSS INCOME				NET INCOME				Sales History: 12-15-65 ESTATE APPR. 40,000	
INCOME IMPUTABLE TO PERSONALTY:				YIELD TAX RATE				Summary:	
LIFE	DEPR.	YIELD	TAX	BATE					
YR	%	%	%	%					
zancy	%								
ACTIVE GROSS INCOME				INCOME IMPUTABLE TO LAND:					
				YIELD TAX RATE					
				RESIDUAL IMPUTABLE TO BLDG:					
				LIFE DEPR. YIELD TAX METHOD RATE/P.V.					
				YR % % %					
				Bldg. Val. \$					
				Rounded to:					
				Land Value					
GROSS INCOME				TOTAL				ESTIMATED VALUE:	

RECEIVED, READ AND APPROVED

DATE: 7-17-10
SIGNATURE: [Handwritten Signature]

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: Katelin 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

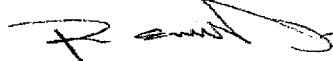
Lender: First Republic Bank
Loan Number: 12-07890056
Loan Type: Conventional Uninsured

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
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	
PRORATIONS/ADJUSTMENTS					
County Taxes at \$30,747.27	04/12/21 to 07/01/21 (\$30,747.27 / 180 X 79 days)		13,494.64		
NEW LOAN CHARGES - First Republic Bank					
Total Loan Charges: \$3,371.37					
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			4,286.97		
	\$225.63 per day from 04/12/21 to 05/01/21 First Republic Bank				
TITLE & ESCROW CHARGES					
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
GOVERNMENT CHARGES				
Recording Fees		Chicago Title Company		89.00
Deed		\$33.00		
Mortgage/Deed of Trust		\$56.00		
MISCELLANEOUS CHARGES				
Homeowner's Insurance Premium		Stillwater Insurance Company		
\$1,899.00 paid outside closing by Buyer				
12 months				
Subtotals		4,889,817.01		4,900,083.01
Balance Due TO Buyer		10,266.00		
TOTALS		4,900,083.01		4,900,083.01

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 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

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

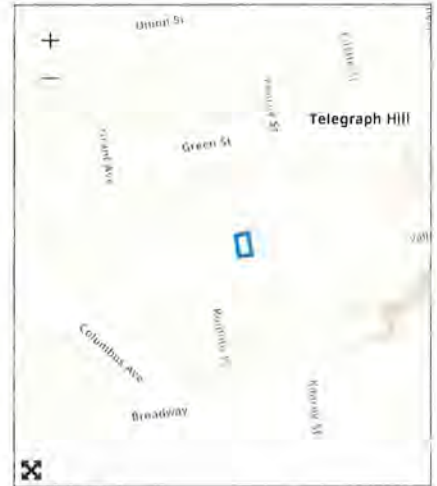
None

State Opportunity Map

Not within a High Resource Area

National Park Service

n/a



EagleView





San Francisco Property Information Map

No Exact Match Found

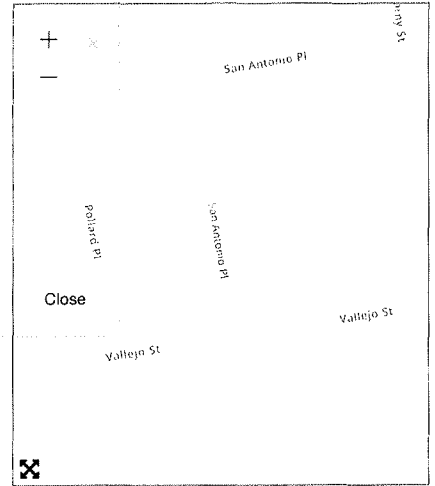
4 san antonio pl

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



EagleView



[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 PAID
Delinquent After \$31,622.49
12/10/2025 12/02/2025





2nd Installment
Delinquent After Amount due: \$31,622.49
04/10/2026 [Add To Cart](#)

Account History

▼ **Current Owner (April 12, 2021 – Present)**

BILL	AMOUNT DUE	STATUS	ACTION
2025 Secured Annual Bill #20250259954 ⓘ			 Print (PDF)
1st Installment	\$0.00	Paid \$31,622.49	12/02/2025
2nd Installment	\$31,622.49	Unpaid	Delinquent after 04/10/2026
2024 Secured Annual Bill #20240262183 ⓘ			 Print (PDF)
1st Installment	\$0.00	Paid \$30,721.53	11/30/2024
2nd Installment	\$0.00	Paid \$30,688.71	02/09/2025
2023 Secured Annual Bill #20230267290 ⓘ			 Print (PDF)
1st Installment	\$0.00	Paid \$30,228.47	10/30/2023
2nd Installment	\$0.00	Paid \$30,228.47	04/01/2024
2022 Secured Annual Bill #20220460790 ⓘ			 Print (PDF)
1st Installment	\$0.00	Paid \$29,670.43	11/29/2022
2nd Installment	\$0.00	Paid \$29,670.43	03/05/2023
2021			
2021 Secured Annual Bill #20210278833 ⓘ			 Print (PDF)
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
2020 Secured Annual Bill #20200085265 ⓘ			 Print (PDF)
1st Installment	\$0.00	Paid \$30,747.27	12/02/2020
2nd Installment	\$0.00	Paid \$30,747.27	03/31/2021
2019 Secured Annual Bill #20190052320 ⓘ			 Print (PDF)
1st Installment	\$0.00	Paid \$29,691.07	10/15/2019
2nd Installment	\$0.00	Paid \$29,691.07	10/15/2019
2018 Secured Annual Bill #20180065530 ⓘ			 Print (PDF)
1st Installment	\$0.00	Paid \$28,683.67	12/07/2018
2nd Installment	\$0.00	Paid \$28,683.67	12/24/2018
2017			
2017 Secured Annual Bill #20170065470 ⓘ			 Print (PDF)
1st Installment	\$0.00	Paid \$8,582.32	10/19/2017
2nd Installment	\$0.00	Paid \$8,582.32	12/22/2017
2017 Secured Supplemental Bill #20177023242 ⓘ			 Print (PDF)
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
2016 Secured Annual Bill #20160065240 ⓘ				Print (PDF)
1st Installment	\$0.00	Paid \$8,420.18	11/29/2016	
2nd Installment	\$0.00	Paid \$8,420.18	04/10/2017	
2015				
2015 Secured Annual Bill #20150065070 ⓘ				Print (PDF)
1st Installment	\$0.00	Paid \$5,832.92	12/07/2015	
2nd Installment	\$0.00	Paid \$5,832.92	03/31/2016	
2015 Secured Supplemental Bill #20155014102 ⓘ				Print (PDF)
1st Installment	\$0.00	Paid \$2,322.27	02/05/2016	
2nd Installment	\$0.00	Paid \$2,322.27	03/31/2016	
2014 Secured Annual Bill #20140064980 ⓘ				Print (PDF)
1st Installment	\$0.00	Paid \$5,680.90	12/08/2014	
2nd Installment	\$0.00	Paid \$5,680.90	03/31/2015	
2013 Secured Annual Bill #20130064700 ⓘ				Print (PDF)
1st Installment	\$0.00	Paid \$5,548.59	12/06/2013	
2nd Installment	\$0.00	Paid \$5,548.59	04/08/2014	
2012 Secured Annual Bill #20120064630 ⓘ				Print (PDF)
1st Installment	\$0.00	Paid \$5,320.28	12/04/2012	
2nd Installment	\$0.00	Paid \$5,320.28	04/09/2013	
2011 Secured Annual Bill #20110064510 ⓘ				Print (PDF)
1st Installment	\$0.00	Paid \$5,229.00	12/05/2011	
2nd Installment	\$0.00	Paid \$5,229.00	04/04/2012	
2010				
2010 Secured Annual Bill #20100064180 ⓘ				Print (PDF)
1st Installment	\$0.00	Paid \$827.91	06/06/2011	
2nd Installment	\$0.00	Paid \$872.91	06/06/2011	
2010 Secured Supplemental Bill #20100022542 ⓘ				Print (PDF)
1st Installment	\$0.00	Paid \$2,975.77	03/31/2011	
2nd Installment	\$0.00	Paid \$2,975.77	04/08/2011	
Total Amount Due	\$0.00			

▼ **Prior Owner (March 1, 1993 – October 11, 2010)**

BILL	AMOUNT DUE		STATUS	ACTION
2009 Secured Annual Bill #20090063320 ⓘ				Print (PDF)
1st Installment	\$0.00	Paid \$750.90	12/03/2009	
2nd Installment	\$0.00	Paid \$750.90	03/30/2010	
2008 Secured Annual Bill #20080063270 ⓘ				Print (PDF)
1st Installment	\$0.00	Paid \$687.34	12/08/2008	
2nd Installment	\$0.00	Paid \$687.34	12/08/2008	
Total Amount Due	\$0.00			

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

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 12:01am
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:

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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

For Fiscal Year July 1, 2024 through June 30, 2025

Vol	Block	Lot	Bill No	Mali Date	Property Location
24	1234	123	2024012345	October 21, 2024	1234 SAN FRANCISCO ST

Assessed on January 1, 2024 at 12:01pm
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	

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BOARD OF SUPERVISORS
SAN FRANCISCO
2026 JAN 05 PM 01:41 *jm*

KATELIN HOLLOWAY
BENJAMIN RAMIREZ

29-1310/213

103

DATE 1/5/26 MP



PAY TO THE
ORDER OF

PLANNING DEPARTMENT

\$ 787.00

SEVEN HUNDRED & EIGHTY SEVEN DOLLARS & ⁰⁰/₁₀₀ DOLLARS

← Heat
Reactive
Ink

Citizens

MEMO Appeal - 2014-011561CVA

MP

+I

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

From: [BOS Legislation, \(BOS\)](#)
To: ["katelin.holloway@gmail.com"](#); ["ben.ramirez@gmail.com"](#); ["deborah@holleyconsulting.com"](#)
Cc: [RUSSI, BRAD \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Dennis Phillips, Sarah \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Dwyer, Debra \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Merlone, Audrey \(CPC\)](#); [Gluckstein, Lisa \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Page, Vincent \(CPC\)](#); [Liang, Xinyu \(CPC\)](#); [Lamarre, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: PLANNING DEPT RESPONSE AND APPELLANT BRIEF: Appeal of Conditional Use Authorization - Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project - Appeal Hearing February 10, 2026
Date: Friday, January 30, 2026 9:30:00 AM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board is in receipt of a response from the Planning Department and a brief from the Appellants, Katelin Holloway and Ben Ramirez, for a Conditional Use Authorization appeal hearing for the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project , scheduled as a Special Order before the Board of Supervisors on **February 10, 2026**, at 3:00 p.m.

Please find the following links to the documents for the matter:

[Planning Department Response - 1/29/2026](#)
[Appellant Brief - 1/29/2026](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 260021](#)

Best regards,

Jocelyn Wong

Legislative Clerk

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org



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Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

524 Vallejo Street — Supervisor Brief

Why This Is Before You

We are a **young family who have lived in North Beach for 22 years**. We have built our lives here, raised our children here, and invested deeply in this neighborhood.

We are here because we want to do exactly what San Francisco has long encouraged homeowners to do: **create real, safe, livable housing**—while taking responsibility for the broader needs of our community.

This case is not about entitlement or avoiding accountability. If that were our approach, we could have simply proposed no changes at all. Instead, we chose to engage—**to work within the City's processes**, to correct a long-standing inherited issue, and to contribute meaningful housing value back to North Beach.

At a time when accountability is increasingly deferred or avoided, we chose the harder, costlier, and riskier path of **partnership with the City**.

The Reality of the Property

Originally built in 1907, 524 Vallejo Street was historically configured and legally recognized as a two-unit residential property, consistent with early City records. Those two units are the only dwelling units that were ever lawfully established at the property prior to redevelopment.

For **nearly the past decade**, the property has existed and functioned as a **single-family home**. Its architecture, layout, and daily use have been consistent throughout that time. Marketing materials from 2017, 2021, and today show the same configuration: one home, one kitchen, one continuous living space.

During the Planning Commission hearing, additional historical facts came into the record that help explain how the current paper designation came to be. When the prior developer purchased the building, **three individuals were living on-site**. Two were occupying the **original, lawful dwelling units**. The third was living in a sub-100 square-foot space that had been added decades later as storage—not constructed or permitted as a legal dwelling unit.

All three tenancies were **resolved through documented buyouts** prior to redevelopment. A fourth purported “unit” referenced during the hearing was **not occupied** and, by the testimony of former occupants themselves, was **not feasibly habitable**.

During the subsequent remodel, the developer—for reasons that remain unclear—**legalized the two informal storage spaces on paper**, while simultaneously **constructing the single-family home configuration** that was later sold to the prior owners in 2017 and ultimately to us in 2021. The result was a lasting disconnect between City records and physical reality.

In short, while people occupied space at different points in time—and long before we came into possession of the home—the record does **not** support the existence of four lawful, livable housing units. What *has* existed for the past decade is a single-family home, and what persists today is a **legacy designation untethered from how the building was actually built, marketed, or lived in**.

Our proposal returns the property from its current single-family configuration to its historically lawful two-unit use, **creating one additional, real housing unit relative to today**.

Why Four Units Are Not Feasible Today

We followed the City's initial direction to explore reinstating four units. We filed plans, paid fees, and worked with experienced architects. Through that process, it became clear—under **current, active Planning Code standards**—that a four-unit configuration would not be approvable today.

Specifically:

- The lot size, envelope, and existing structure **cannot support four code-compliant units within the reinstatement requirements**
- Modern requirements for light, air, egress, accessibility, and life-safety **cannot be met** without **demolition-level reconstruction**
- The resulting units would be **substandard**, directly conflicting with the City's own livability and safety policies
- Reinstating four units would **require the displacement of our family**, as meeting current code would necessitate inserting kitchens and unit infrastructure into existing living areas, eliminating the ability for the home to function as a family residence

The Planning Staff Report itself acknowledges that the building **cannot reasonably accommodate four units due to lot size**. In addition, after **four years of working through the reinstatement process** with the Planning Department, it remains unclear what a code-compliant four-unit configuration would even entail under today's standards.

What We Are Proposing

A **proportional, accountable resolution** grounded in facts and aligned with City policy:

- Legalize the building as **two conforming units**, consistent with its historical condition
- **Add one new, high-quality rental unit**, creating net new housing
- Preserve something increasingly scarce in North Beach: a **family-sized home**
- Avoid wasteful reconstruction that would produce unsafe or unlivable housing

This approach adds **real housing**, improves safety and livability, and corrects a historical error without rewarding bad actors.

Why This Matters

Housing policy must be firm—but also factual. Applied mechanically, without regard for reality, it can unintentionally harm the very people it was designed to protect, while failing to advance affordability or supply.

We are not the developers these rules were written to stop. We are real people who live in this neighborhood. We inherited this issue, worked transparently with the City, and took the harder path in pursuit of a responsible outcome that benefits the broader community.

Our Commitment

We are long-time North Beach residents, active neighbors, and consistent supporters of local schools, community organizations, and nonprofits. We are here as **partners, not adversaries**, asking for a solution that is honest about the facts and aligned with San Francisco's housing goals.

Thank you for your time, your consideration, and your service to the city we love so very much.

— *Katelin Holloway & Ben Ramirez*



CONDITIONAL USE AUTHORIZATION APPEAL

524 VALLEJO ST

Date: January 29, 2026
To: Angela Calvillo, Clerk of the Board of Supervisors
From: Sarah Dennis-Phillips, Planning Director – Planning Department (628) 652-7600
Vincent W. Page II, Case Planner – Planning Department (628) 652-7396

Re: **Board File No. 260021, Planning Case No. 2024-011561CUA**
Appeal of Conditional Use Authorization

Hearing Date: February 10, 2026
Project Sponsor: Deborah Holley
Holley Consulting
220 Montgomery Street, Suite 2100
San Francisco, CA 94104

Appellants: Katelin Holloway
Holloway-Ramirez Revocable Trust
524 Vallejo Street
San Francisco, CA 94133

Introduction

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (“Board”) regarding the Planning Commission’s (“Commission”) *de facto* denial of the application for Conditional Use Authorization under Planning Department Case Number 2024-011561CUA pursuant to Planning Code Sections 303 (Conditional Use Authorization) and 317 (Loss of Residential and Unauthorized Units Through Demolition, Merger, and Conversion) for a project located at 524-526 Vallejo Street & 4-4A San Antonio Place.

This memorandum addresses the appeal to the Board, filed on January 5, 2026, by the property owners.

The decision before the Board is whether to uphold, overturn, or amend the Planning Commission’s *de facto* denial of an application for Conditional Use Authorization to allow the proposed Project at the subject property.

Project Description

The Project proposes to legalize the merger of three dwelling units on the 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. Specifically, the Project would legalize the removal-by-merger of two studio units, 524 Vallejo Street and 4A San Antonio Place, and would reinstate the third studio unit, 4 San Antonio Place, which was also merged without authorization. The Project also includes a modest horizontal addition to the existing fifth story penthouse to accommodate an elevator.

Site Description & Present Use

The Project Site consists of an Assessor's Lot measuring 33'-6" by 57'-6" located on the north side of Vallejo Street between Grant Avenue and Kearny Street and is developed with a five-story building authorized for residential use with four dwelling units. The Project Site was originally developed in 1907 with two residential flats, 524 Vallejo Street and 526 Vallejo Street. However, as part of an interior and exterior remodel that took place between 2013 and 2016, the subject property became authorized as a four-unit building through the legalization of two studio units, 4 San Antonio Place and 4A San Antonio Place. Due to the subject property's RM-1 zoning designation, which prior to the adoption of the Family Zoning Plan allowed a maximum of three dwelling units per lot or one dwelling unit per 1,067 square-feet of lot area, the two unwarranted units were able to be legalized under allowable residential density. 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. The Planning Department was alerted to this fact in 2022 after conducting a site visit in response to a publicly initiated complaint.

Surrounding Properties and Neighborhood

The Project Site is located in Telegraph Hill near the intersection of Vallejo Street and Columbus Avenue. Its immediate context consists of moderately dense, two-to-four-story residential buildings. Due to its close proximity to the North Beach and Broadway Neighborhood Commercial Districts, the Project Site is also within walking distance of numerous restaurants, bars, and shops.

Background

On December 4, 2025, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider 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.) After the staff presentation and public comment, Commissioner Williams made a motion to deny the Project based on the findings included in the Executive Summary and Draft Motion (*included as Exhibit A*). Prior to holding a vote on the motion to deny the Project, Commissioner Campbell made a motion to continue the Project to December 18, 2025. Commissioner Campbell proposed the continuance as a means for staff to come back to the Commission with an amended motion that would approve the Project, but require the building be reinstated to four dwelling units prior to any future sale of the property. 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).

Conditional Use Authorization Requirements

Planning Code Section 303(c) establishes criteria for the Commission to consider when reviewing all applications for Conditional Use approval. To approve the project, the Commission must find that these criteria have been met:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.
4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

Planning Code Section 317 establishes criteria for the Planning Commission to consider when reviewing applications to merge residential units. In addition to the criteria of Section 303(c) of the Planning Code, the Commission must consider the extent to which the following criteria are met pursuant to Section 317(g)(2):

1. Whether the removal of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;
2. Whether removal of the unit(s) and the merger with another is intended for owner occupancy;

3. Whether removal of the unit(s) will remove an affordable housing unit as defined in Planning Code Section 401 or housing subject to the Residential Rent Stabilization and Arbitration Ordinance (“Rent Ordinance”);
4. If removal of the unit(s) removes an affordable housing unit as defined in Planning Code Section 401 or units subject to the Rent Ordinance, whether replacement housing will be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed;
5. How recently the unit(s) being removed was occupied by a tenant or tenants;
6. Whether the number of bedrooms provided in the merged unit will be equal to or greater than the number of bedrooms in the separate units;
7. Whether removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations;
8. The appraised value of the least expensive Residential Unit proposed for merger only when the merger does not involve an Unauthorized Unit.

Appellant Issues and Planning Department Responses

ISSUE 1: The decision to deny the Project is not supported by substantial evidence in the record.

RESPONSE 1: There is substantial evidence in the city records that the subject property was legally a four-unit building when it was purchased by the current property owners in 2017. Specifically: The plans submitted with Building Permit Application (“BPA”) No. 201102049686 showed four separate units as an existing condition; The Report of Residential Building Record (“3-R”) issued on October 22, 2020 documents that the legal use is four dwelling units, and; The Assessor-Recorder’s data shows that the subject property is considered by the City for the purposes of assessing its taxable value to be a residential building with four dwelling units.

There is also a claim from a former tenant that the subject property functioned as a four-unit, rent-controlled building for at least 30 years before the merger occurred. The former tenant testified via a letter to the Planning Commission dated November 30, 2025 that: They had lived at the subject property from 1984 to 2013; The building contained four units for the entirety of their tenancy; In 2010, three of the units were occupied; Between 2010 and 2013, plans shared by the developer with the community showed that the building would contain four units after it would be remodeled, and; They and four other tenants were asked to leave the building in 2013 under buyout agreements, or face eviction. This letter can be found as part of the public correspondence documents for Board File No. 260021.

ISSUE 2: The Planning Code and associated policies regarding unit mergers were misapplied to the unique facts of this case.

RESPONSE 2: As described in the Department’s case report for the Project (*Exhibit A*), the Department’s recommendation that the Commission deny the Project was based on the objectives and policies of the Housing Element of the General Plan.

ISSUE 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.

RESPONSE 3: At the hearing, several Commissioners acknowledged that the subject property has functioned as a single dwelling unit for a long time (at least 10 years). However, the Commissioners agreed that the city records for the building, including the 3R report, unequivocally state that the building is four residential units. These records should have been included in any disclosures related to the sale of the building, which led Commissioners to note some uncertainty as to how the four-unit status was not known to the buyers at the time of purchase.

ISSUE 4: The decision imposes unreasonable and disproportionate hardship on the Appellants for circumstances created by a prior developer.

RESPONSE 4: The Planning Code regulates the development and use of land in San Francisco, not individual owners or operators. While the Department acknowledges that it was not the Appellants who completed the unauthorized construction work that resulted in the merger, they did purchase the subject property when it was legally a multi-family residential building that was “functioning” as a single-family home.

ISSUE 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.

RESPONSE 5: The proposed Project would replace only one of the three units that were removed.

Summary Response

The Appellants’ case is centered on a difference of opinion on how the objectives and policies of the General Plan should be applied to their property, rather than on the official permit history and previous built conditions of the property. The Appellants acknowledge that: “[t]he prior owners disclosed that the Property carried a multi-unit designation” (Appeal Letter, p. 2); and that the subject property is legally a four-unit dwelling. While the Appellants do not disagree that four units were merged into one without authorization, they request that the city approve the Project even though it would result in a net reduction of units of available housing.

While the Commission did not affirmatively adopt a motion to deny the Project, the Commission did review and consider the policy rationale presented by the Department in the case report, and at the hearing acknowledged that approval of the Project would:

- (1) Result in a net loss of dwelling units in an amenity-rich part of the City, and
- (2) Could set a negative precedent where developers may merge dwelling units without authorization, knowing that a merger is likely to be approved (legalized) after-the-fact through the Conditional Use Authorization process.

As described in the Department case report for the Project (*Exhibit A*), the Department's opposition to the Project is based in the objectives and policies of the Housing Element of the General Plan; and the Department finds that the Project is neither necessary nor desirable for, nor compatible with, the community and the neighborhood in which it is located; and that the Project would not constitute a beneficial development.

Conclusion

For the reasons stated in this document, in the attached Resolution, and in the Planning Department case file, the Planning Department recommends that the Board uphold the Planning Commission's decision in denying the Conditional Use authorization for the Project.

Attachments:

Exhibit A Executive Summary & Draft Motion, Case No. 2024-011561CUA



EXHIBIT A

EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: DECEMBER 4, 2025

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
Cultural District: N/A
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

Environmental Review: Categorical Exemption

RECOMMENDATION: Denial

Project Description

The Project proposes to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit and to reinstate one dwelling unit on the ground floor for a total two units within an existing four-unit residential building.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to merge three dwelling units on the 2nd and 3rd floors into one dwelling unit within an RM-1 (Residential Mixed, Low Density) Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received four (4) letters in support of the Project and one letter seeking further information from a registered community group. Support for the Project is centered around the fact that the current owners purchased the property after the merger had occurred.
- **Chronology and Tenant History:**
 - The subject property was originally developed in 1907 with two residential flats, 524 Vallejo Street and 526 Vallejo Street.
 - Two unauthorized units, 4 San Antonio Place and 4A San Antonio Place, were legalized as part of an interior and exterior remodel that took place between 2013 and 2016.
 - 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.
 - The Planning Department opened Enforcement Case No. 2022-000583ENF in January 2022 and verified the merger during a site visit on March 7, 2022.
 - No tenants have been evicted within the past 10 years. No tenant buyouts have occurred within the past 10 years. See Exhibit F for Eviction History documentation.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

Basis for Recommendation

San Francisco has for decades suffered from a chronic housing shortage and housing affordability crisis. To meet this demand, the 2022 Update to the Housing Element of the General Plan calls for the creation of 82,000 new units of housing and discourages the loss of existing housing. The Project proposes to remove two existing dwelling units from the City’s housing supply. 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 supply of housing. For these reasons, 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.

Attachments:

- Draft Motion – Denial of Conditional Use Authorization
- Exhibit B – Plans
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F – Eviction History Documentation
- Exhibit G – Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: DECEMBER 4, 2025

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
Cultural District: N/A
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

ADOPTING FINDINGS TO DENY A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 PROPOSING TO LEGALIZE THE MERGER OF THREE DWELLING UNITS ON THE 2ND AND 3RD FLOORS INTO ONE DWELLING UNIT AND TO REINSTATE ONE DWELLING UNIT ON THE GROUND FLOOR WITHIN AN EXISTING FOUR-UNIT RESIDENTIAL BUILDING LOCATED AT 524-526 VALLEJO STREET AND 4-4A SAN ANTONIO PLACE, LOT 009 IN ASSESSOR’S BLOCK 0132, WITHIN AN RM-1 (RESIDENTIAL MIXED, LOW DENSITY) ZONING DISTRICT, THE TELEGRAPH HILL – NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT, PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

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 2nd and 3rd 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 October 24, 2025, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On December 4, 2025, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2024-011561CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2024-011561CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby DENIES the Conditional Use Authorization requested in Application No. 2024-011561CUA, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project proposes to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building. Specifically, the Project would legalize the removal-by-merger of two studio units, 524 Vallejo Street and 4A San Antonio Place, and would reinstate the third studio unit, 4 San Antonio, which was also merged without authorization. The Project also includes a modest horizontal addition to the existing fifth story penthouse to accommodate an elevator.
- 3. Site Description and Present Use.** The Project Site consists of an Assessor’s Lot measuring 33’-6” by 57’-6” located on the north side of Vallejo Street between Grant Avenue and Kearny Street and is developed with a five-story building authorized for residential use with four dwelling units. The Project Site was originally developed in 1907 with two residential flats, 524 Vallejo Street and 526 Vallejo Street. However, as part of an interior and exterior remodel that took place between 2013 and 2016, the subject property became authorized as a four-unit building through the legalization of two studio units, 4 San Antonio Place and 4A San Antonio Place. 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. The Planning Department was alerted to this fact in 2022 after conducting a site visit in response to a publicly-initiated complaint, Enforcement Case No. 2022-000583ENF.

4. **Surrounding Properties and Neighborhood.** The Project Site is located in Telegraph Hill near the intersection of Vallejo Street and Columbus Avenue. Its immediate context consists of moderately dense, two-to-four-story residential buildings. Due to its close proximity of the North Beach and Broadway Neighborhood Commercial Districts, the Project Site is also within walking distance of numerous restaurants, bars, and shops.
5. **Public Outreach and Comments.** The Department has received four (4) letters in support of the Project and one letter seeking further information from a registered community group. Support for the Project is centered around the fact that the current owners purchased the property after the merger had occurred.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Pursuant to Planning Code Section 209.2, a maximum of three dwelling units or one dwelling unit per 1,067 square-feet of lot area is allowed for properties located within the RM-1 (Residential Mixed, Low Density) Zoning District.

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. 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 (Residential Mixed, Low Density) Zoning District.

- B. **Residential Merger.** Planning Code Section 317 defines Residential Merger as the combining of two or more residential units that results in a net reduction to the number of residential units within a building, and requires Conditional Use Authorization for any application that proposes a Residential Merger. This Code Section establishes criteria that the Planning Commission must consider in the review of an application for Residential Merger.

The Project proposes to legalize the merger of three dwelling units and therefore requires a Conditional Use Authorization. The additional criteria specified under Section 317 have been incorporated as findings in Subsection 8 below.

7. **Conditional Use Findings.** Planning Code Section 303 establishes the following criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization:
 - a) The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.
 - b) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- i. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.
 - iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
- c) Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and
 - d) Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

While the Project is limited in scope to legalization of the removal-through-merger of three dwelling units within an existing residential building in a district that principally permits and encourages residential use, it would result in the loss of two dwelling units at a time when the City is faced with a housing shortage and housing affordability crisis. A robust supply of housing at all levels of affordability is required to maintain the health of the City's housing market. Approval of the Project would result in a net reduction of dwelling units within an amenity-rich part of the City, further burdening the City's overall supply of housing. For these reasons, 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.

8. Residential Merger Findings. Planning Code Section 317 establishes criteria for the Planning Commission to consider when reviewing applications to merge residential units. In addition to the criteria of Section 303(c) of the Planning Code, the Commission shall consider the extent to which the following criteria are met pursuant to Section 317(g)(2):

- a) Whether the removal of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;

The Project would remove only owner occupied housing. All four units have been owner-occupied for four years.

- b) Whether removal of the unit(s) and the merger with another is intended for owner occupancy;

The enlarged unit that would result from the merger is intended for owner occupancy.

- c) Whether removal of the unit(s) will remove an affordable housing unit as defined in Planning

Code Section 401 or housing subject to the Residential Rent Stabilization and Arbitration Ordinance (“Rent Ordinance”);

None of the four units within the Project is an affordable housing unit as defined in Planning Code Section 401. The Department cannot definitively determine whether or not 524 Vallejo Street, 526 Vallejo Street, 4 San Antonio Place, or 4A San Antonio Place is subject to the Rent Ordinance, this being the exclusive purview of the Rent Board. However, based on the fact that the building in which the subject units are located was constructed in 1907, it can be assumed that all four units within the Project are subject to the Rent Ordinance.

- d) If removal of the unit(s) removes an affordable housing unit as defined in Planning Code Section 401 or units subject to the Rent Ordinance, whether replacement housing will be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed;

The Project would not result in the removal of an affordable housing unit as defined in Planning Code Section 401. The Department cannot definitively determine whether or not 524 Vallejo Street, 526 Vallejo Street, 4 San Antonio Place, or 4A San Antonio Place is subject to the Rent Ordinance, this being the exclusive purview of the Rent Board. However, based on the fact that the building in which the subject units are located was constructed in 1907, it can be assumed that all four units within the Project are subject to the Rent Ordinance. Therefore, it appears that the Project would result in the removal of two units subject to the Rent Ordinance.

- e) How recently the unit(s) being removed was occupied by a tenant or tenants;

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.

- f) Whether the number of bedrooms provided in the merged unit will be equal to or greater than the number of bedrooms in the separate units;

The enlarged unit that would result from the merger would have three bedrooms, while both 524 Vallejo Street and 4A San Antonio Place are both studio units with no separate bedrooms, and 526 Vallejo Street has two bedrooms.

- g) Whether removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations;

Due to the fact that the subject building went through a wholesale remodel that was completed in 2016, it does not appear that either unit proposed for merger has any design or functional deficiencies that cannot be corrected through interior alterations.

- h) The appraised value of the least expensive Residential Unit proposed for merger only when the merger does not involve an Unauthorized Unit.

The appraised value of the least expensive unit within the Project is \$390,000.00.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 4.C

EXPAND AND DIVERSIFY HOUSING TYPES FOR ALL.

Policy 28

Affirm compliance in State housing law, requirements, and intent by strengthening data collection, clarifying definitions, and further supporting implementation.

Policy 33

Prevent the outmigration of families with children and support the needs of families to grow.

Policy 36

Maximize the use of existing housing stock for residential use by discouraging vacancy, short-term use, and speculative resale.

San Francisco has for decades suffered from a chronic housing shortage and housing affordability crisis. To meet this demand, the 2022 Update to the Housing Element of the General Plan calls for the creation of 82,000 new units of housing and discourages the loss of existing housing. The Project proposes to legalize the removal-by-merger of two existing dwelling units from the City's housing supply. 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 supply of housing. For these reasons, the Commission finds that the Project is not consistent with the Objectives and Policies of the General Plan.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- a) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project does not possess any neighborhood-serving retail uses. However, denial of the Project would retain two units whose future tenants may patronize other neighborhood-serving retail uses in the area.

- b) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project proposes to legalize the removal-by-merger of two dwelling units. Denial of the Project will result in the preservation of both dwelling units.

- c) That the City's supply of affordable housing be preserved and enhanced,

The Project does not contain any deed-restricted affordable housing units.

- d) That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by the 30 Stockton, 8 Bayshore, and 12 Folsom/Pacific Muni bus lines, and is slightly more than a quarter mile from the Chinatown-Rose Pak Municipal Railway Station. Denial of the Project would have no effect on these services.

- e) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development or removal of any industrial or service sector uses.

- f) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project would not impact the building's ability to protect against injury or loss of life in an earthquake because it would not result in any change to the building's structural system.

- g) That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- h) That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will not increase the height of the residential building and thus would not impact access to sunlight and vistas at nearby parks and open space.

11. The Project is not consistent with nor would it promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would not constitute a beneficial development.
12. The Commission hereby finds that denial of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **DENIES Conditional Use Authorization Application No. 2024-011561CUA.**

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 4, 2025.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: December 4, 2025



VALLEJO STREET MULTI-FAMILY RESIDENCE

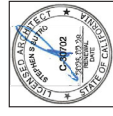
1520 VALLEJO STREET / 4 SAN ANTONIO PLACE,
SAN FRANCISCO, 94133

SITE PERMIT REVISION 4

09.05.2025

SUTRO ARCHITECTS
419.966.3445
s@architects.com
1055 Post Street, San Francisco CA 94109

VALLEJO STREET
MULTI-FAMILY RESIDENCE
524 VALLEJO STREET /
SAN ANTONIO PLACE
SAN FRANCISCO, CA 94133
BLOCK 0132 LOT 009 | PROJECT NO. 2022.031



105.130001	PRE-APPLICATION SET	03.08.2025
105.130002	REVISION 1	04.23.2025
105.130003	REVISION 2	07.18.2025
105.130004	REVISION 3	08.18.2025
105.130005	REVISION 4	09.05.2025

COVER SHEET

NO SCALE

A0.0

AREA FOR PERMITTING STAMPS:

VALLEJO STREET MULTI-FAMILY RESIDENCE	VALLEJO STREET MULTI-FAMILY RESIDENCE
MULTI-FAMILY REDEVELOPMENT	MULTI-FAMILY REDEVELOPMENT
PROJECT TYPE:	PROJECT TYPE:
PROJECT ADDRESS:	PROJECT ADDRESS:
DESCRIPTION OF WORK:	DESCRIPTION OF WORK:
EXISTING DATA:	EXISTING DATA:
APPLICABLE BUILDING CODES:	APPLICABLE BUILDING CODES:
TYPE OF CONSTRUCTION:	TYPE OF CONSTRUCTION:
SPRINKLER PROTECTION:	SPRINKLER PROTECTION:
OCCUPANCY TYPE / USE:	OCCUPANCY TYPE / USE:
ASSESSOR'S BLOCK/LOT:	ASSESSOR'S BLOCK/LOT:
ZONING DISTRICT:	ZONING DISTRICT:
HEIGHT / BUILDING DISTRICT:	HEIGHT / BUILDING DISTRICT:
SPECIAL USE DISTRICTS:	SPECIAL USE DISTRICTS:
NO. COMMERCIAL UNITS:	NO. COMMERCIAL UNITS:
NO. RESIDENTIAL UNITS:	NO. RESIDENTIAL UNITS:
UNIT HEADDOWN:	UNIT HEADDOWN:
NO. OCCUPIED FLOORS:	NO. OCCUPIED FLOORS:
NO. OF FISHBONE:	NO. OF FISHBONE:
NO. OF PASSENGERS:	NO. OF PASSENGERS:
NO. OF BEDROOMS/TENTS:	NO. OF BEDROOMS/TENTS:
NO. VEHICLE PARKING SPACES:	NO. VEHICLE PARKING SPACES:
NO. BICYCLE PARKING SPACES:	NO. BICYCLE PARKING SPACES:
BUILDING IR:	BUILDING IR:
USABLE OPEN SPACE SF:	USABLE OPEN SPACE SF:
GROSS FLOOR AREA:	GROSS FLOOR AREA:

AREA CALCULATIONS:

LIVING AREA	AS-BUILT		PROPOSED		NET CHANGE	
	AREA	LOCATION	AREA	LOCATION	AREA	LOCATION
1st FLOOR						
HABITABLE	614	B17	812	B17	198	198
NON-HABITABLE	758	GARAGE	538	GARAGE	-220	-220
2nd FLOOR						
HABITABLE	1408	B18	1408	B18	0	0
NON-HABITABLE	0		0		0	0
3rd FLOOR						
HABITABLE	1408	B19	1408	B19	0	0
NON-HABITABLE	0		0		0	0
4th FLOOR						
HABITABLE	350	B20	356	B20	6	6
NON-HABITABLE	0		0		0	0
TOTAL HABITABLE	3,290		3,994		704	704
TOTAL NON-HABITABLE	758		538		-220	-220
TOTAL GROSS	4,048		4,532		484	484

PROJECT DATA:

SEEMMA	VALLEJO STREET MULTI-FAMILY RESIDENCE
PROJECT NAME:	VALLEJO STREET MULTI-FAMILY RESIDENCE
PROJECT TYPE:	MULTI-FAMILY REDEVELOPMENT
PROJECT ADDRESS:	1520 VALLEJO STREET, SAN FRANCISCO, CA 94133
DESCRIPTION OF WORK:	REDEVELOPMENT OF EXISTING MULTI-FAMILY RESIDENCE WITH ADDITION OF NEW UNITS AND REVISIONS TO EXISTING UNITS. SEE PERMITTING STAMPS FOR DETAILS.
EXISTING DATA:	EXISTING DATA:
APPLICABLE BUILDING CODES:	2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA FIRE CODE (FC) 2022 CALIFORNIA LANDMARK PRESERVATION CODE (CLPC) 2022 CALIFORNIA HISTORIC PRESERVATION CODE (CHPC) 2022 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) 2022 CALIFORNIA AIR RESOURCES ACT (CARB) 2022 CALIFORNIA CLIMATE CHANGE ACT (CCC) 2022 CALIFORNIA SOLID WASTE MANAGEMENT ACT (CSWMA) 2022 CALIFORNIA WATER RESOURCES ACT (CWRA) 2022 CALIFORNIA WILDFIRE SAFETY ACT (CWSA) 2022 CALIFORNIA GEOTECHNICAL ENGINEERING ACT (CGEA) 2022 CALIFORNIA SEISMIC SAFETY ACT (CSSA) 2022 CALIFORNIA DISASTER PREPAREDNESS ACT (CDPA) 2022 CALIFORNIA INFRASTRUCTURE SAFETY ACT (CISA) 2022 CALIFORNIA TRANSPORTATION SAFETY ACT (CTSA) 2022 CALIFORNIA AVIATION SAFETY ACT (CAVA) 2022 CALIFORNIA MARINE SAFETY ACT (CMSA) 2022 CALIFORNIA RAIL SAFETY ACT (CRSA) 2022 CALIFORNIA HIGHWAY SAFETY ACT (CHSA) 2022 CALIFORNIA FERRIS WHEEL SAFETY ACT (CFWSA) 2022 CALIFORNIA ROLLER COASTER SAFETY ACT (CRCOSA) 2022 CALIFORNIA AMUSEMENT SAFETY ACT (CASA) 2022 CALIFORNIA CONSTRUCTION SAFETY ACT (CCSA) 2022 CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT (COSH) 2022 CALIFORNIA LABOR SAFETY ACT (CLSA) 2022 CALIFORNIA EMPLOYMENT SAFETY ACT (CESA) 2022 CALIFORNIA WAGE SAFETY ACT (CWSA) 2022 CALIFORNIA UNEMPLOYMENT SAFETY ACT (CUSA) 2022 CALIFORNIA SOCIAL SECURITY SAFETY ACT (CSSSA) 2022 CALIFORNIA MEDICAL SAFETY ACT (CMSA) 2022 CALIFORNIA NURSING SAFETY ACT (CNSA) 2022 CALIFORNIA HEALTH CARE SAFETY ACT (CHCSA) 2022 CALIFORNIA EDUCATION SAFETY ACT (CESA) 2022 CALIFORNIA CHILD CARE SAFETY ACT (CCCSA) 2022 CALIFORNIA EARLY CHILDHOOD SAFETY ACT (ECCSA) 2022 CALIFORNIA K-12 EDUCATION SAFETY ACT (K12ESA) 2022 CALIFORNIA HIGHER EDUCATION SAFETY ACT (HEESA) 2022 CALIFORNIA VOCATIONAL EDUCATION SAFETY ACT (VEESA) 2022 CALIFORNIA TECHNICAL EDUCATION SAFETY ACT (TEESA) 2022 CALIFORNIA ADULT EDUCATION SAFETY ACT (AEESA) 2022 CALIFORNIA LIFELONG LEARNING SAFETY ACT (LLLSA) 2022 CALIFORNIA SENIOR SERVICES SAFETY ACT (CSSSA) 2022 CALIFORNIA HOME CARE SAFETY ACT (CHCSA) 2022 CALIFORNIA COMMUNITY CARE SAFETY ACT (CCCSA) 2022 CALIFORNIA MENTAL HEALTH SAFETY ACT (CMHSA) 2022 CALIFORNIA SUBSTANCE USE SAFETY ACT (CSUSA) 2022 CALIFORNIA ADDICTION SAFETY ACT (CASA) 2022 CALIFORNIA TREATMENT SAFETY ACT (CTSA) 2022 CALIFORNIA RECOVERY SAFETY ACT (CRSA) 2022 CALIFORNIA PREVENTION SAFETY ACT (CPESA) 2022 CALIFORNIA PROMOTION SAFETY ACT (CPSA) 2022 CALIFORNIA SUPPORT SAFETY ACT (CSSA) 2022 CALIFORNIA CARE SAFETY ACT (CSA) 2022 CALIFORNIA WELLNESS SAFETY ACT (CWSA) 2022 CALIFORNIA QUALITY SAFETY ACT (CQSA) 2022 CALIFORNIA ACCESSIBILITY SAFETY ACT (CAESA) 2022 CALIFORNIA AFFORDABILITY SAFETY ACT (CAESA) 2022 CALIFORNIA EQUITY SAFETY ACT (CESA) 2022 CALIFORNIA INCLUSION SAFETY ACT (CISA) 2022 CALIFORNIA PARTICIPATION SAFETY ACT (CPSA) 2022 CALIFORNIA VOICE SAFETY ACT (CVSA) 2022 CALIFORNIA CHOICE SAFETY ACT (CCSA) 2022 CALIFORNIA CONTROL SAFETY ACT (CCSA) 2022 CALIFORNIA POWER SAFETY ACT (CPSA) 2022 CALIFORNIA INFLUENCE SAFETY ACT (CISA) 2022 CALIFORNIA IDEAS SAFETY ACT (CISA) 2022 CALIFORNIA IMPACT SAFETY ACT (CISA) 2022 CALIFORNIA CHANGE SAFETY ACT (CISA) 2022 CALIFORNIA MOVEMENT SAFETY ACT (CISA) 2022 CALIFORNIA TRANSFORMATION SAFETY ACT (CISA) 2022 CALIFORNIA REINVENTION SAFETY ACT (CISA) 2022 CALIFORNIA DISRUPTION SAFETY ACT (CISA) 2022 CALIFORNIA INNOVATION SAFETY ACT (CISA) 2022 CALIFORNIA CREATIVITY SAFETY ACT (CISA) 2022 CALIFORNIA IMAGINATION SAFETY ACT (CISA) 2022 CALIFORNIA INSPIRATION SAFETY ACT (CISA) 2022 CALIFORNIA MOTIVATION SAFETY ACT (CISA) 2022 CALIFORNIA ENTHUSIASM SAFETY ACT (CISA) 2022 CALIFORNIA PASSION SAFETY ACT (CISA) 2022 CALIFORNIA ENERGY SAFETY ACT (CISA) 2022 CALIFORNIA ENERGETIC SAFETY ACT (CISA) 2022 CALIFORNIA VIGOR SAFETY ACT (CISA) 2022 CALIFORNIA VITALITY SAFETY ACT (CISA) 2022 CALIFORNIA VIBRANCY SAFETY ACT (CISA) 2022 CALIFORNIA VIVIDNESS SAFETY ACT (CISA) 2022 CALIFORNIA VIVIDLY SAFETY ACT (CISA) 2022 CALIFORNIA VIVIDLY SAFETY ACT (CISA)

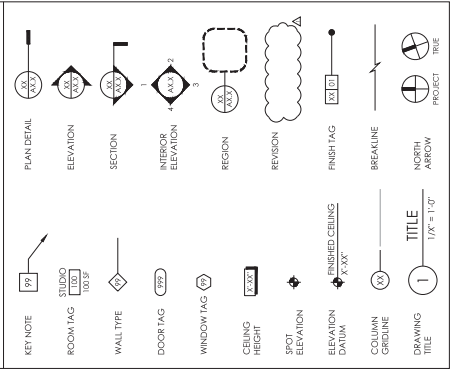
UNIT AREA CALCULATIONS:

UNIT #	ORIGINALLY PERMITTED	PROPOSED	NET CHANGE - ORIGINAL VS PROPOSED	AS-BUILT	NET CHANGE - AS-BUILT VS PROPOSED
5A VALLEJO STREET	640 GSF	640 GSF	0	640 GSF	0
5B VALLEJO STREET	310 GSF	310 GSF	0	310 GSF	0
5C VALLEJO STREET	310 GSF	310 GSF	0	310 GSF	0
4 SAN ANTONIO PLACE	460 GSF	460 GSF	0	460 GSF	0
4 SAN ANTONIO PLACE	360 GSF	360 GSF	0	360 GSF	0
BUILDING GROSS FLOOR AREA					

PROJECT DIRECTORY:

OWNER:	SEEMMA	CONTACT:	BERNARD HOLLOWAY
OWNER ADDRESS:	58 VALLEJO STREET, SAN FRANCISCO, CA 94133	TELEPHONE:	415.563.7774
OWNER EMAIL:	bernard@seemma.com	EMAIL:	bernard@seemma.com
ARCHITECT:	SUTRO ARCHITECTS	CONTACT:	CHRISTOPHER PIRO
ARCHITECT ADDRESS:	1055 POST STREET, SAN FRANCISCO, CA 94109	TELEPHONE:	415.566.3445
ARCHITECT EMAIL:	www.sutroarchitects.com	EMAIL:	christopher@sutroarchitects.com
PLANNING CONSULTANT:	BERNARD HOLLOWAY	CONTACT:	BERNARD HOLLOWAY
PLANNING CONSULTANT ADDRESS:	220 MONTECITO AVENUE, SAN FRANCISCO, CA 94133	TELEPHONE:	415.399.9799
PLANNING CONSULTANT EMAIL:	www.bernardholloway.com	EMAIL:	bernard@bernardholloway.com

SYMBOL LEGEND:



SHEET INDEX:

NO.	DESCRIPTION	DATE
1	COVER SHEET	09.05.2025
2	GENERAL NOTES	09.05.2025
3	PROPOSED FLOOR PLAN	09.05.2025
4	PROPOSED SECTION	09.05.2025
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6	PROPOSED INTERIOR ELEVATION	09.05.2025
7	PROPOSED REGION	09.05.2025
8	PROPOSED REVISION	09.05.2025
9	PROPOSED FINISH TAG	09.05.2025
10	PROPOSED BREAKLINE	09.05.2025
11	PROPOSED NORTH ARROW	09.05.2025
12	PROPOSED PROJECT TITLE	09.05.2025
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20	PROPOSED FINISHED CEILING	09.05.2025
21	PROPOSED ELEVATION DATUM	09.05.2025
22	PROPOSED COLUMN	09.05.2025
23	PROPOSED GIRDER	09.05.2025
24	PROPOSED DRAWING TITLE	09.05.2025
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14		

1. ALL (E) DIMENSIONS TO BE VERIFIED IN FIELD. TYP. SEE CIVIL DRAWINGS FOR ALL UTILITY SCORE AND PROPOSED GRADING. 2. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PER CITY STANDARDS. CONTRACTOR WILL SUBMIT STREET CLOSURE PERMITS TO THE CITY AND SEE LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPE FEATURES.

GENERAL DEMO SITE PLAN NOTES:

- (E) SKYLIGHTS TO BE DEMOLISHED. TYP.
- (E) OUTDOOR KITCHEN TO BE REMOVED
- (E) FENCE TO BE REMOVED AND REPLACED
- (E) SIDE YARD STAIRS TO BE REMOVED
- (E) PLANTER TO BE REMOVED AND REPLACED
- (E) WASH AREA TO BE REMOVED
- (E) LAWN TO BE REMOVED
- (E) CURB CUT & DRIVEWAY TO REMAIN
- (E) OVERHANG TO REMAIN. PERMITTED BY SEC. 136.

KEY NOTES:

- (E) SITE PLAN LEGEND:
- PROPERTY LINE
- AREA OF DEMOLITION
- (E) NEIGHBORS PROPERTIES
- AREA OF (E) DECK TO BE REMOVED
- AREA OF (E) ROOF TO BE REMOVED
- (E) FENCE TO REMAIN
- (E) DRIVEWAY & CURB CUT TO REMAIN

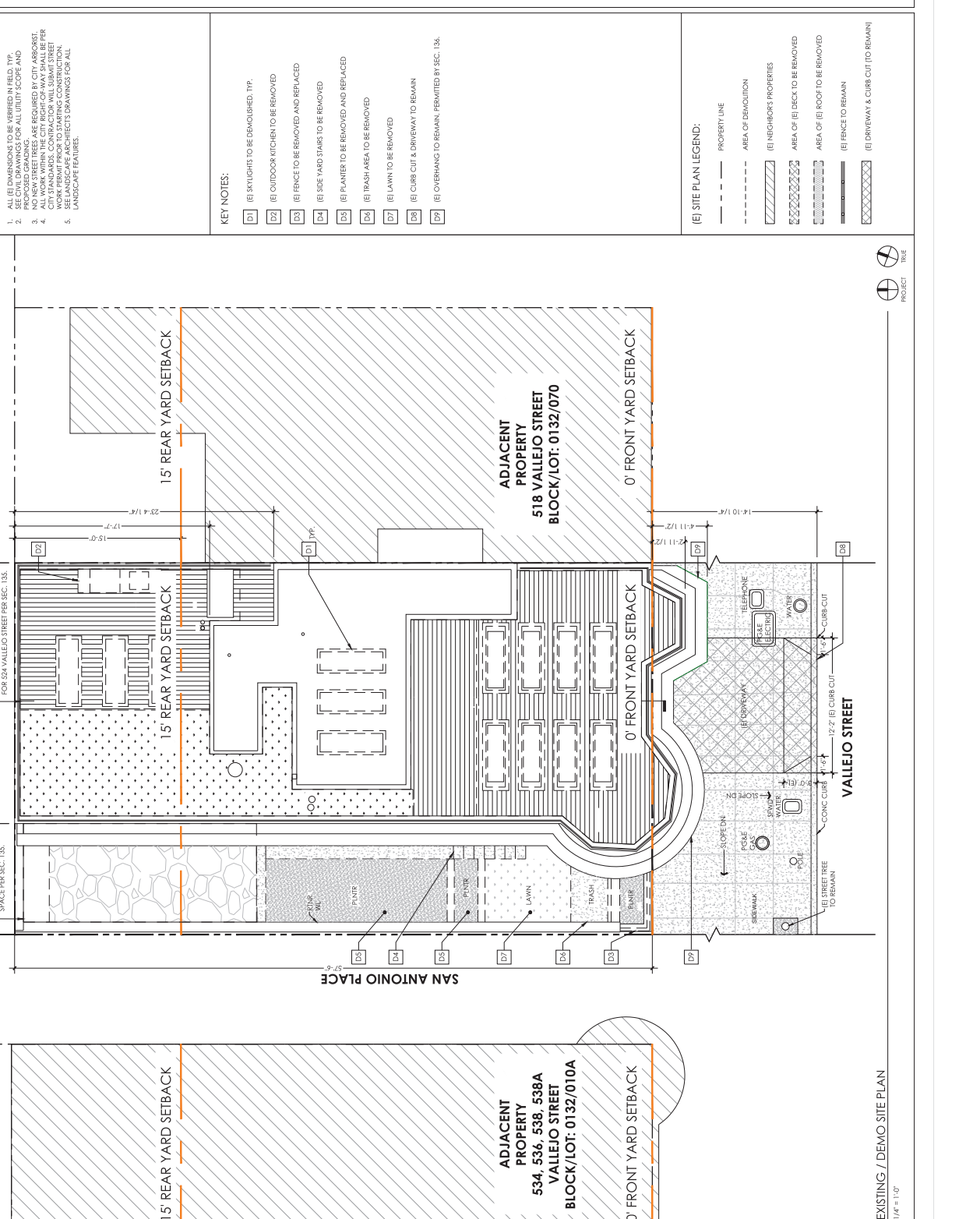
1055 Post Street, San Francisco CA 94108
 415.966.3445
 sutroarchitects.com
SUTRO ARCHITECTS

522 VALLEJO STREET /
 MULTI-FAMILY RESIDENCE
 SAN FRANCISCO, CA 94133
 BLOCK 0132/LOT 009 | PROJECT NO. 2022.031



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SUTRO ARCHITECTS

522 VALLEJO STREET /
 MULTI-FAMILY RESIDENCE
 SAN FRANCISCO, CA 94133
 BLOCK 0132/LOT 009 | PROJECT NO. 2022.031



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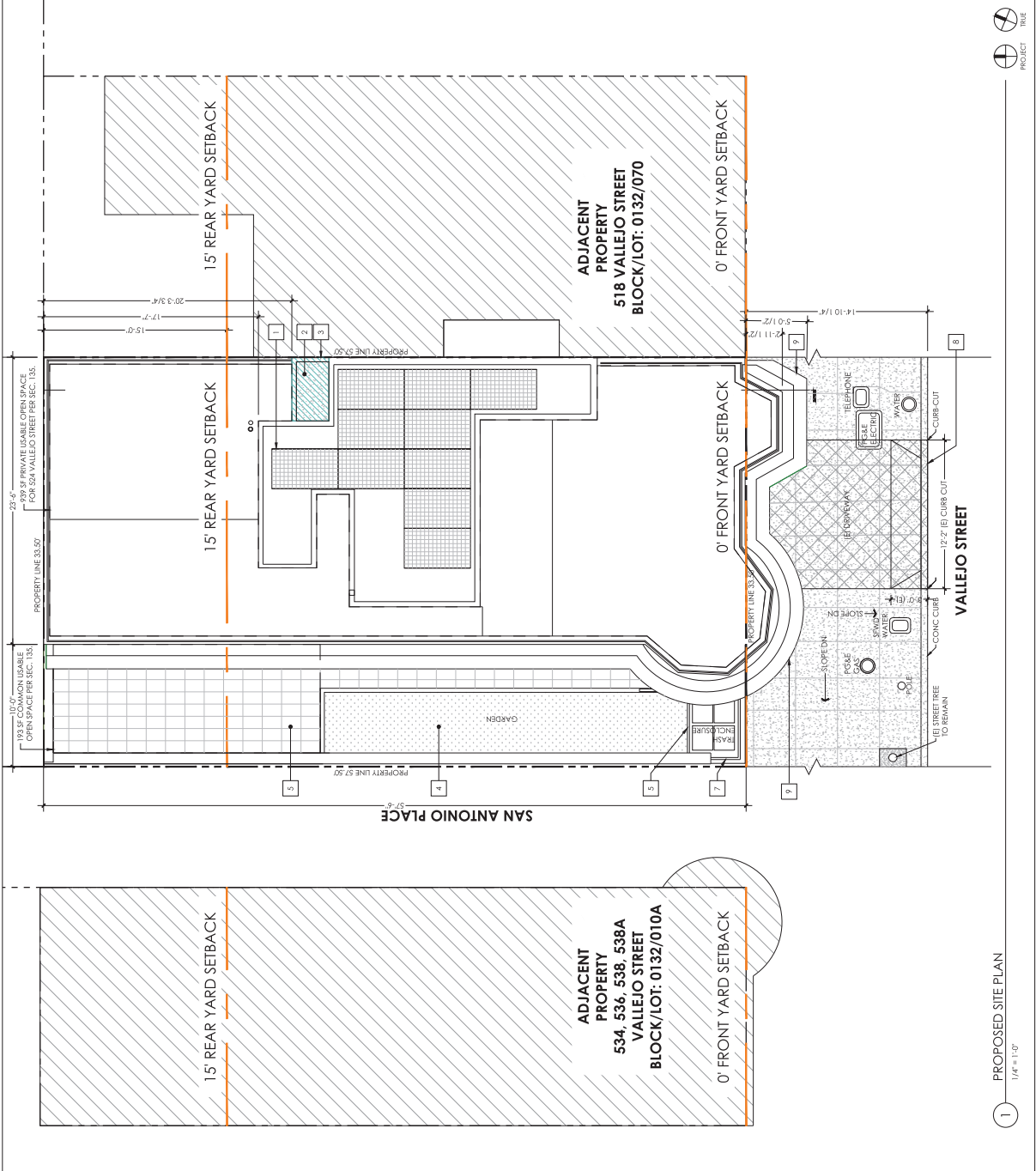
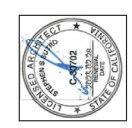
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GENERAL SITE PLAN NOTES:
 1. PER SF PLANNING CODE 13B.1(C)(1) AND SECTION 13B.12(A) THE ADDITION OF 20% OR MORE GROSS FLOOR AREA REQUIRES (7) TWO STREET TREES. THE ADDITION OF 10% OR MORE GROSS FLOOR AREA REQUIRES (4) TWO STREET TREES. HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF HIDDEN ITEMS ARE TO BE REMOVED, THEY SHOULD BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
 2. PROPOSED GRADING TO BE SHOWN IN FIELD. TYP SEE CIVIL DRAWINGS FOR ALL UTILTY SCORE AND PROPOSED GRADING.
 3.
 4.

- KEY NOTES:**
- 1 (N) SOLAR READY AREA
 - 2 (N) FLAT ROOF
 - 3 (N) PARAPET
 - 4 (N) GARDEN
 - 5 (N) PAVERS
 - 6 (N) TRASH ENCLOSURE
 - 7 (N) SIDE YARD GATE
 - 8 (E) CURB CUT & DRIVEWAY TO REMAIN
 - 9 (E) OVERHANG TO REMAIN, PERMITTED BY SEC. 13A.

SITE PLAN LEGEND:

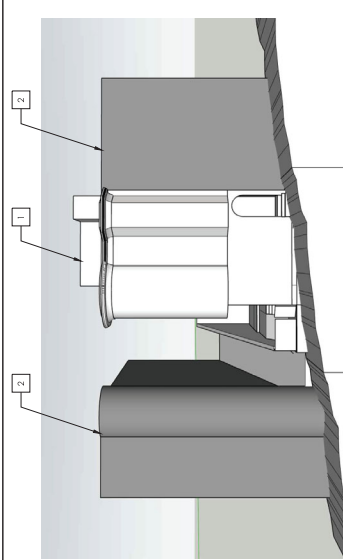
- PROPERTY LINE
- AREA OF DEMOLITION
- (E) NEIGHBOR'S PROPERTIES
- AREA OF (N) FLAT ROOF
- AREA OF ADDITION
- AREA OF (N) PLANTER
- (E) FENCE TO REMAIN
- AREA OF (N) PAVERS
- (E) DRIVEWAY & CURB CUT (TO REMAIN)



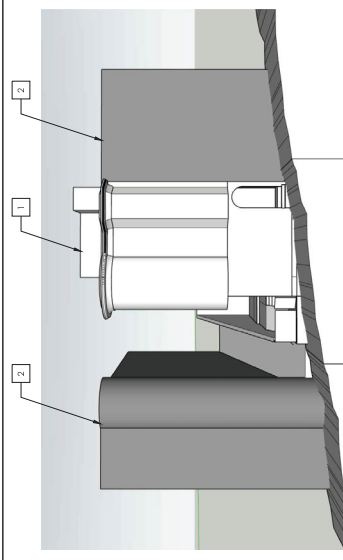
1 PROPOSED SITE PLAN
 1/4" = 1'-0"

Note: All notes and specifications shall be controlled by the contract documents. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

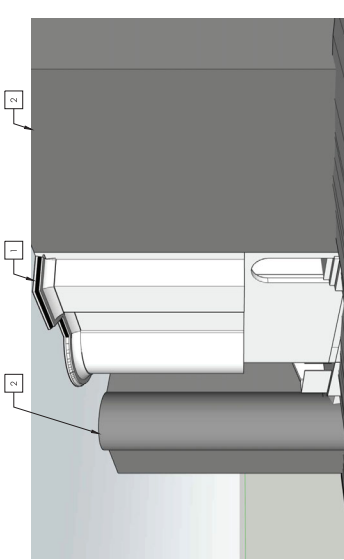
Plan of massing and sections shall be limited to the original site plan by the applicant. The applicant shall provide a copy of the original site plan to the applicant. The applicant shall provide a copy of the original site plan to the applicant. The applicant shall provide a copy of the original site plan to the applicant.



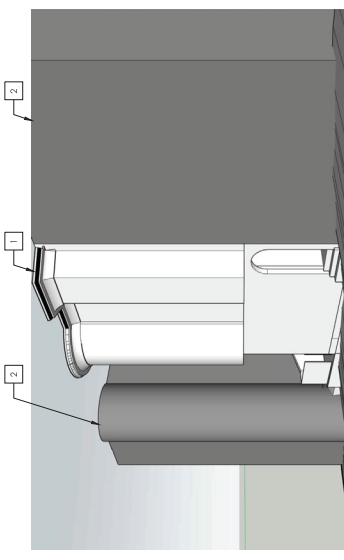
1 EXISTING SOUTH MASSING
NOT TO SCALE



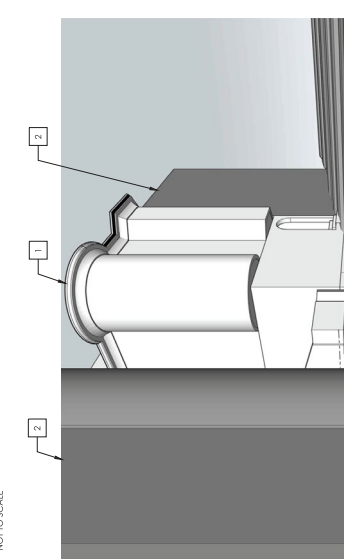
4 PROPOSED SOUTH MASSING - NO CHANGE
NOT TO SCALE



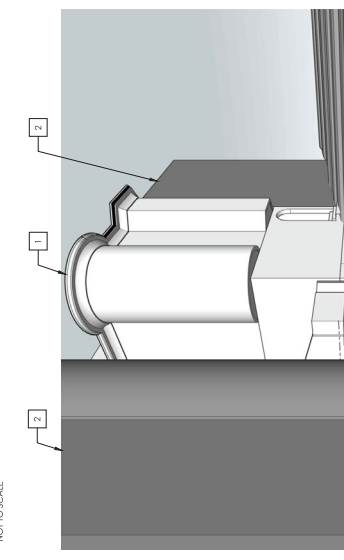
2 EXISTING SOUTHEAST MASSING
NOT TO SCALE



5 PROPOSED SOUTHEAST MASSING - NO CHANGE
NOT TO SCALE



3 EXISTING SOUTHWEST MASSING
NOT TO SCALE



6 PROPOSED SOUTHWEST MASSING - NO CHANGE
NOT TO SCALE

KEY NOTES:
 1 SUBJECT PROPERTY
 2 ADJACENT PROPERTY

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 419.966.3445
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VALLEJO STREET MULTI-FAMILY RESIDENCE
 524 VALLEJO STREET /
 4 SAN ANTONIO PLACE
 SAN FRANCISCO, CA 94133
 BLOCK 0132 LOT 009 | PROJECT NO. 2022.001

DATE: 02/14/2025
 PREPARED BY: SUTRO ARCHITECTS
 CHECKED BY: SUTRO ARCHITECTS
 DATE: 02/14/2025
 REVISION 1
 DATE: 02/14/2025
 REVISION 1.1
 DATE: 02/14/2025
 REVISION 2
 DATE: 02/14/2025
 REVISION 3
 DATE: 02/14/2025
 REVISION 4
 DATE: 02/14/2025
 REVISION 5

MASSING DIAGRAM
 02/14/25

SCALE AS NOTED

A1.3

GENERAL NOTES:

- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
- REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
- DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT ITEMS REPRESENTED BY DASHED LINES, IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
- EXISTING SHINGLES ON FACADE NOT SHOWN FOR CLARITY.

DEMO KEY NOTES:

D1 (N) WOOD WINDOWS & DOORS TO BE REPLACED IN KIND, TYP.

D2 (E) WALL TO BE DEMOLISHED FOR FUTURE WINDOW AND/OR DOOR

D3 NOT IN USE

D4 NOT IN USE

D5 (E) GARAGE DOOR TO BE REMOVED

D6 (E) SIDE YARD GATE TO BE REMOVED

KEY NOTES:

1 (N) WOOD WINDOWS AND DOORS REPLACED IN KIND, TYP.

2 NOT IN USE

3 NOT IN USE

4 (N) GARAGE DOOR

5 NOT IN USE

6 (N) SIDE YARD GATE

PROPOSED LEGEND:

PROPERTY LINE

REGO SETBACK

PROPOSED ADDITION

PROPOSED ALIENATION

CONCRETE

STUCCO

BRICK

WOOD SIDING

TERRAZOTA TILE ROOF

SHAKE SIDING

DEMO LEGEND:

PROPERTY LINE

REGO SETBACK

(E) WALLS TO BE REMOVED

(E) ELEMENTS TO BE REMOVED

(E) AREA TO BE EXCAVATED

EXISTING / DEMO ELEVATION: SOUTH
1/4" = 1'-0"

PROPOSED ELEVATION: SOUTH
1/4" = 1'-0"

Note: All plans and specifications are subject to change without notice. The contractor shall be responsible for verifying all conditions and specifications shown on these plans and specifications. The architect shall not be responsible for any errors or omissions on the part of the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary insurance and bonding. The contractor shall be responsible for obtaining all necessary licenses and permits. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary insurance and bonding. The contractor shall be responsible for obtaining all necessary licenses and permits. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

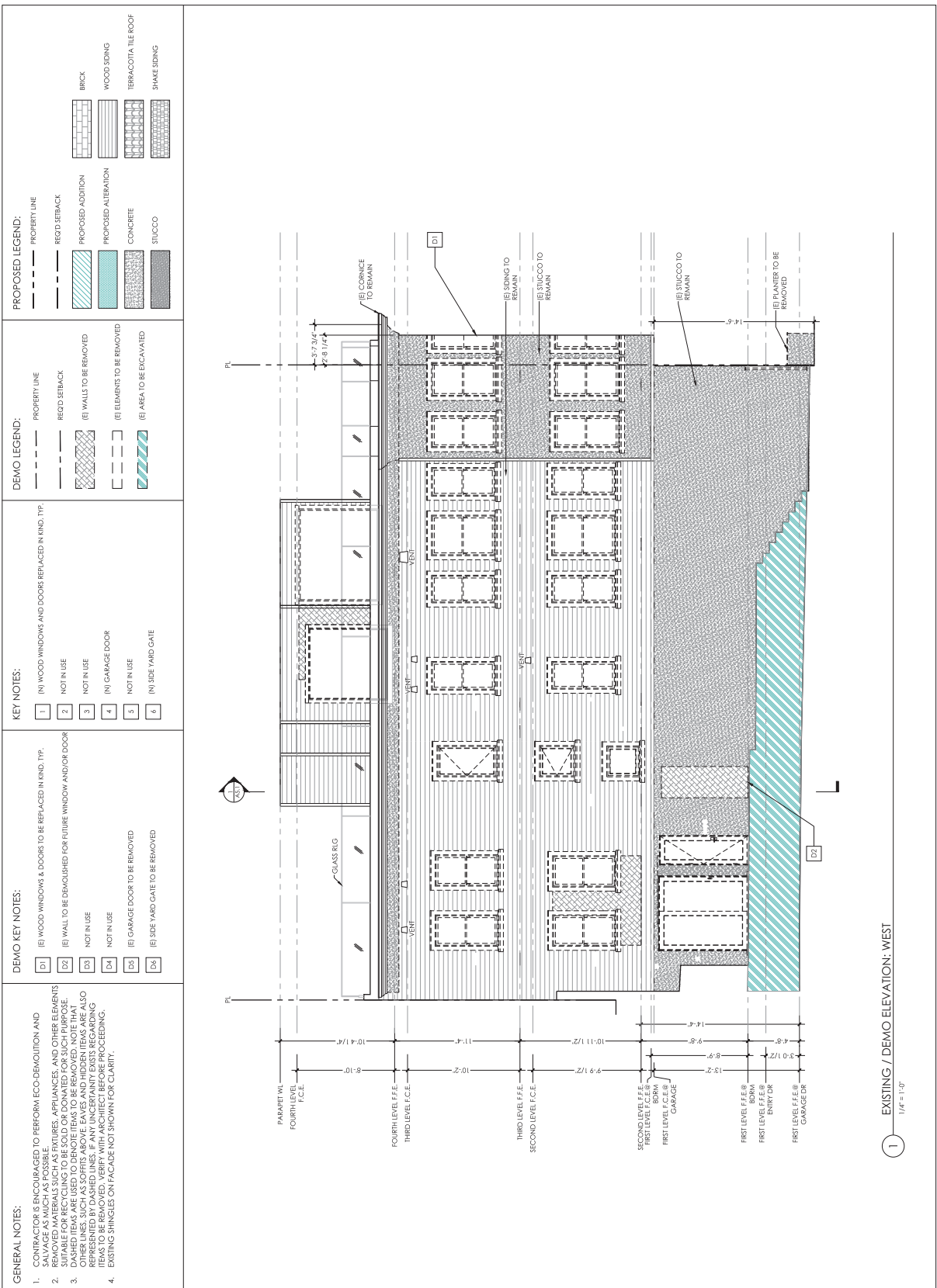


DATE	DESCRIPTION
07/20/2018	PRELIMINARY
08/14/2018	PRE-APPLICATION SET
03/08/2019	REVISION 1
04/23/2019	REVISION 1
05/14/2019	REVISION 1.1
07/18/2019	REVISION 2
07/18/2019	REVISION 3
08/14/2019	REVISION 4
07/18/2019	FINAL

EXISTING / DEMO
ELEVATION WEST

1/4" = 1'-0"

A4.4



PROPOSED LEGEND:

	PROPERTY LINE
	REGO SETBACK
	PROPOSED ADDITION
	PROPOSED ALTERATION
	CONCRETE
	STUCCO
	BRICK
	WOOD SIDING
	TERRACOTTA TILE ROOF
	SHAKE SIDING

DEMO LEGEND:

	PROPERTY LINE
	REGO SETBACK
	(E) WALLS TO BE REMOVED
	(E) ELEMENTS TO BE REMOVED
	(E) AREA TO BE EXCAVATED

KEY NOTES:

1	(N) WOOD WINDOWS AND DOORS REPLACED IN KIND, TYP.
2	NOT IN USE
3	NOT IN USE
4	(N) GARAGE DOOR
5	NOT IN USE
6	(N) SIDE YARD GATE

DEMO KEY NOTES:

D1	(E) WOOD WINDOWS & DOORS TO BE REPLACED IN KIND, TYP.
D2	(E) WALL TO BE DEMOLISHED FOR FUTURE WINDOW AND/OR DOOR
D3	NOT IN USE
D4	NOT IN USE
D5	(E) GARAGE DOOR TO BE REMOVED
D6	(E) SIDE YARD GATE TO BE REMOVED

GENERAL NOTES:

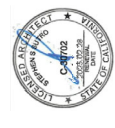
- CONTRACTOR IS ENCOURAGED TO PERFORM RECYCLED-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
- REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
- DASHED LINES ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT DASHED LINES ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT DASHED LINES ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT DASHED LINES ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT DASHED LINES ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT DASHED LINES ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT DASHED LINES ARE USED TO DENOTE ITEMS TO BE REMOVED. VERIFY WITH ARCHITECT BEFORE PROCEEDING.
- EXISTING SHINGLES ON FACADE NOT SHOWN FOR CLARITY.

1 EXISTING / DEMO ELEVATION: WEST

1/4" = 1'-0"

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**VALLEJO STREET
 MULTI-FAMILY RESIDENCE**
 524 VALLEJO STREET/
 4 SAN ANTONIO PLACE
 SAN FRANCISCO, CA 94133
 BLOCK 0132 LOT 009 | PROJECT NO. 2022.031



12.14.2024	ISSUE
12.14.2024	PRE-APPLICATION SET
03.08.2025	REVISION 1
04.23.2025	REVISION 1
07.17.2025	REVISION 1.1
07.17.2025	REVISION 2
07.17.2025	REVISION 3
08.14.2025	REVISION 4
08.14.2025	FINAL

**PROOFED
 ELEVATION WEST**

1/4" = 1'-0"

A4.5

GENERAL NOTES:

- CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
- SUITABLE FOR RECYCLING SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS.
- DASHED LINES ARE USED TO DENOTE ITEMS TO BE REMOVED. NOTE THAT DASHED LINES ARE USED TO DENOTE ITEMS TO BE REMOVED. ITEMS TO BE REMOVED ARE REPRESENTED BY DASHED LINES. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
- EXISTING SHINGLES ON FACADE NOT SHOWN FOR CLARITY.

DEMO KEY NOTES:

- D1 (E) WOOD WINDOWS & DOORS TO BE REPLACED IN KIND, TYP.
- D2 (E) WALL TO BE DEMOLISHED FOR FUTURE WINDOW AND/OR DOOR
- D3 NOT IN USE
- D4 (E) GARAGE DOOR TO BE REMOVED
- D5 NOT IN USE
- D6 (E) SIDE YARD GATE TO BE REMOVED

KEY NOTES:

- 1 (N) WOOD WINDOWS AND DOORS REPLACED IN KIND, TYP.
- 2 NOT IN USE
- 3 NOT IN USE
- 4 (N) GARAGE DOOR
- 5 NOT IN USE
- 6 (N) SIDE YARD GATE

DEMO LEGEND:

- PROPERTY LINE
- REG'D SETBACK
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (E) AREA TO BE EXCAVATED

PROPOSED LEGEND:

- PROPERTY LINE
- REG'D SETBACK
- PROPOSED ADDITION
- PROPOSED ALIENATION
- CONCRETE
- STUCCO
- BRICK
- WOOD SIDING
- TERRAZOTA TILE ROOF
- SHAKE SIDING



PROPOSED ELEVATION: WEST
 1/4" = 1'-0"

Plan of these parts and questions shall be returned to the original designer by the contractor. The contractor shall be responsible for any errors or omissions in this plan. The contractor shall be responsible for any errors or omissions in this plan. The contractor shall be responsible for any errors or omissions in this plan.



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
524 VALLEJO ST		0132009
Case No.		Permit No.
2024-011561PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Proposal to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit and to reinstate one dwelling unit on the ground floor within an existing four-unit residential building.</p>		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. (CEQA Guidelines section 15303) Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. (CEQA Guidelines section 15332) New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

Planner Signature: Vincent Page II

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Category A: Known Historical Resource. |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). |
| <input type="checkbox"/> | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). |

PROPOSED WORK CHECKLIST

Check all that apply to the project.

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Change of use and new construction. Tenant improvements not included. |
| <input type="checkbox"/> | Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. |
| <input type="checkbox"/> | Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. |
| <input type="checkbox"/> | Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. |
| <input type="checkbox"/> | Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> . |
| <input checked="" type="checkbox"/> | Addition(s) not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features. |
| <input type="checkbox"/> | Façade or storefront alterations that do not remove, alter, or obscure character -defining features. |
| <input type="checkbox"/> | Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings. |

Note: Project Planner must check box below before proceeding.

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Project is not listed. |
| <input checked="" type="checkbox"/> | Project involves scope of work listed above. |

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

<input type="checkbox"/>	<p>Reclassification of property status. (<i>Attach HRRER Part I relevant analysis; requires Principal Preservation Planner approval</i>)</p> <p><input type="checkbox"/> Reclassify to Category A</p> <p style="text-align: right;"><input type="checkbox"/> Reclassify to Category C</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Integrity</p> <p style="text-align: right;"><input type="checkbox"/> Lacks Historic Significance</p>
<input type="checkbox"/>	Project involves a known historical resource (CEQA Category A)
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner:	
Preservation Planner Signature:	

EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</p>	
	<p>Project Approval Action: Planning Commission Hearing</p>	<p>Signature: Vincent Page II 10/24/2025</p>
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>	

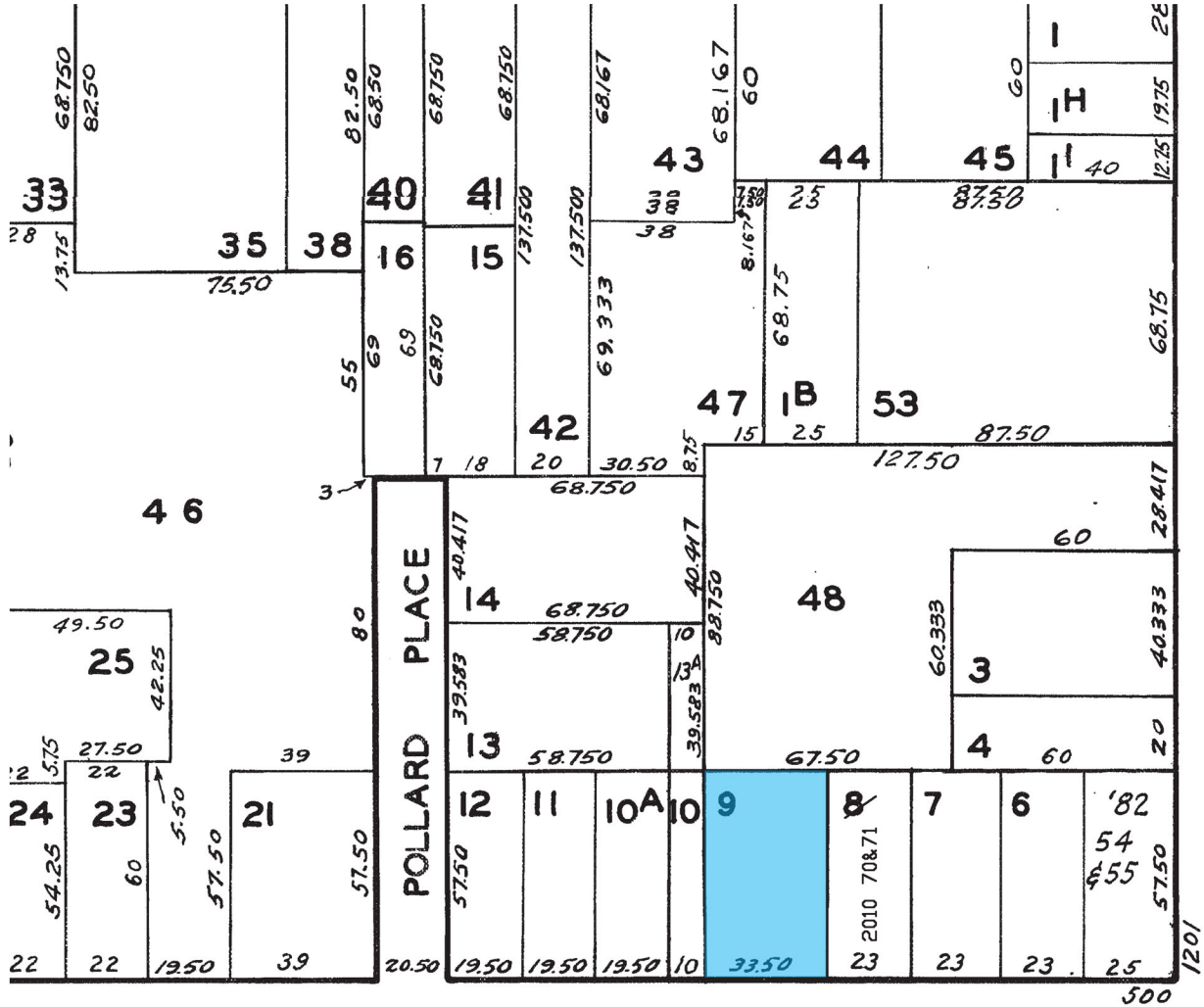


LAND USE INFORMATION

RECORD NO. 2024-011561CUA
524-526 Vallejo Street & 4-4A San Antonio Place

	Existing (Last Legal)	Proposed	Net Change
Unit-specific Information			
524 Vallejo Street	Studio 622 GSF	-	- 1 unit (Merger)
526 Vallejo Street	2 BDR 1,825 GSF	3 BDR 3,185 GSF	+ 1 BDR + 1,360 GSF
4 San Antonio Place	Studio 390 GSF	Studio 432 GSF	+ 42 GSF
4A San Antonio Place	Studio 348 GSF	-	-1 unit (Merger)
Project Gross Floor Area			
	4516	4532	16
Project Attributes			
# of Studio Units	3	1	-2
# of 1 BDR Units	0	0	0
# of 2 BDR Units	1	0	-1
# of 3 BDR Units	0	1	+1
# of Class 1 Bike Parking Spaces	0	2	2
# of Class 2 Bike Parking Spaces	0	0	0
# of Off-Street Parking Spaces	1	1	0
Res. Open Space, Common	0	0	0
Res. Open Space, Private	2490	2490	0

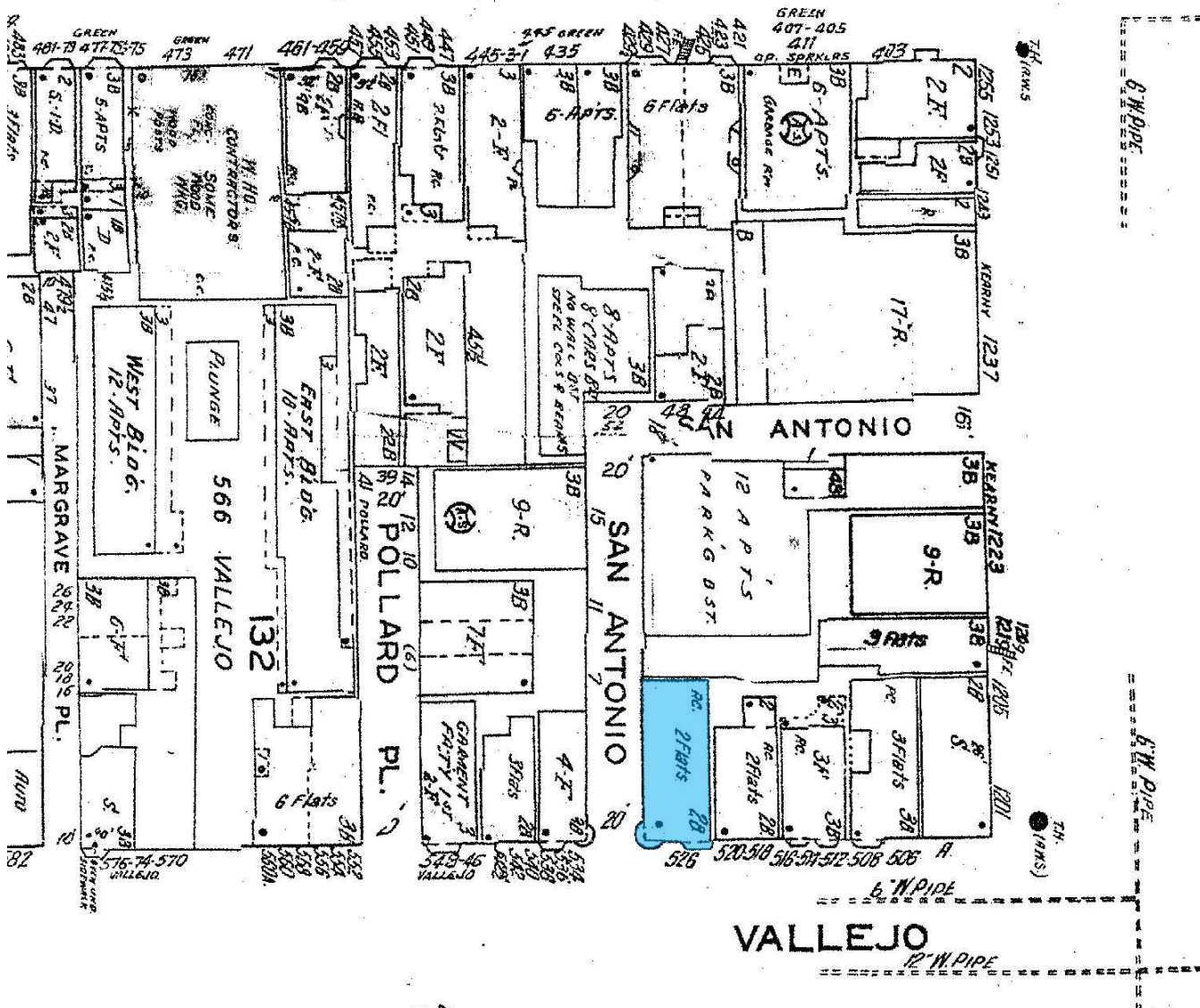
PARCEL MAP



VALLEJO

KEARNY

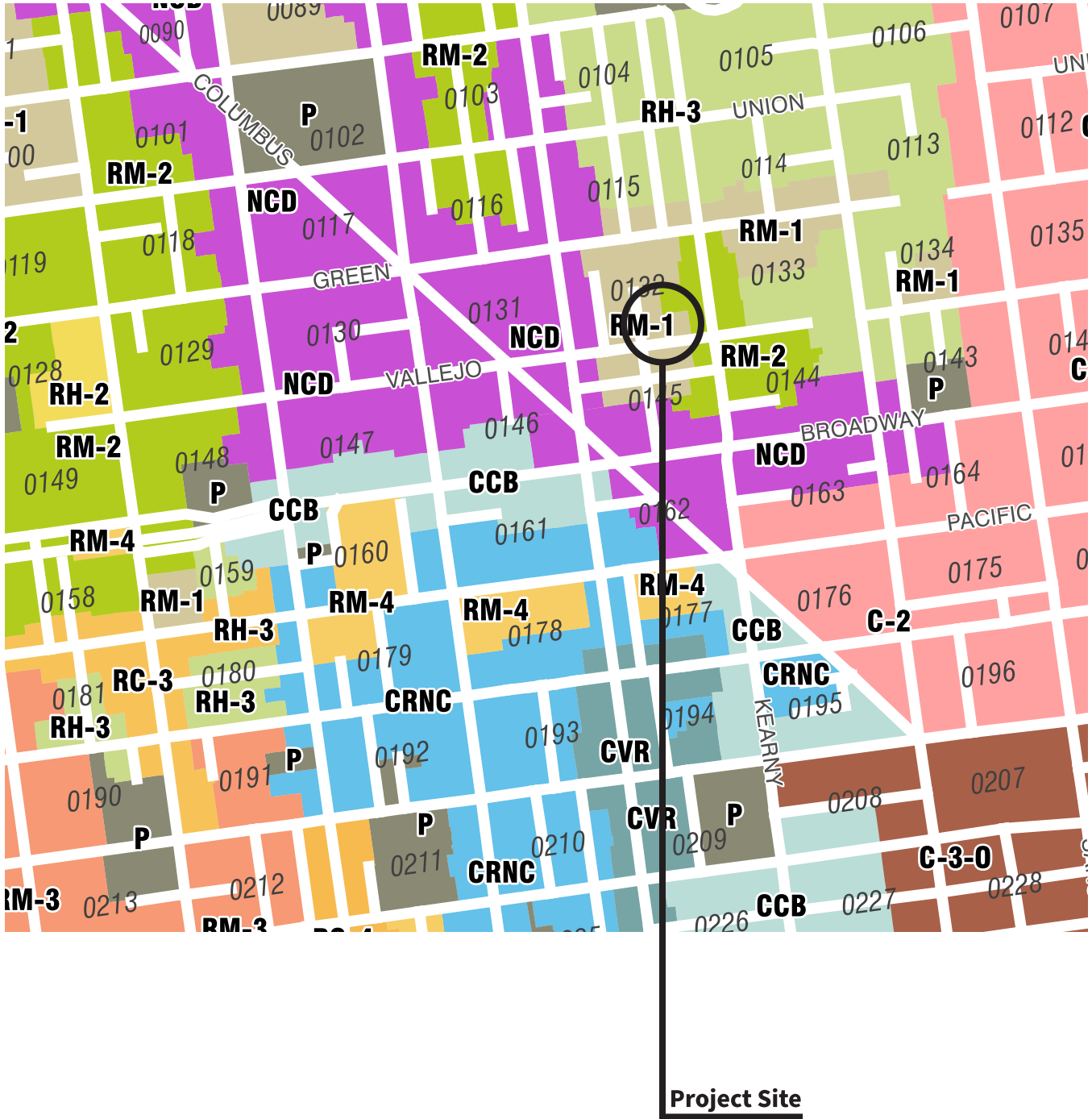
SANBORN MAP



AERIAL PHOTO



ZONING MAP



SITE PHOTO





Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 4 San Antonio, 524-526 Vallejo St

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____
 - o See attached documents.

There are no other Rent Board records evidencing an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____
 - o See attached documents.

Signed:

Dated:06/17/2025

Jessica Gallegos

Jessica Gallegos
Rent Board Specialist

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

524 Vallejo Street CUA

November 20, 2025

San Francisco Planning Commission
49 South Van Ness Avenue
San Francisco, Ca 94103

Re: 524 Vallejo Street CUA December 4, 2025 Planning Commission Hearing

Dear President So, Vice-President Moore, and Commissioners:

My clients, Katelin Holloway and Ben Ramirez, have called North Beach home for more than 22 years. They moved to the neighborhood in 2003, rented a modest apartment for 18 years while raising their two children, and in 2021 — after nearly two decades as deeply rooted community members — they were finally able to purchase their first home at **524 Vallejo Street**. The home had been owned by another young family who lived there for several years, and like the owners before them, they occupied the property exactly as it exists today: a single-family home with one full kitchen and a unified internal layout.

The property's more complex history predates both families. A developer purchased the building in 2010 and undertook an extensive remodel between 2010–2017, culminating in a City-issued Certificate of Final Completion in 2016. In 2017, the home was sold to the previous family in its present configuration. They made no significant alterations requiring permits, and the property functioned as a single residence throughout their ownership.

Less than a year after my clients moved in, they received a Notice of Enforcement stating that, according to legacy permit records, the property was legally classified as a four-unit building.

Through extensive research into the property's history, it has become clear that while permits issued to the prior developer authorized a four-unit configuration (reflecting an increase of 2 units from the historical duplex), the owners have not found concrete evidence that three of those units were ever constructed. Alternatively, if portions of those units existed during the multi-year remodel, they were consolidated into a single residence before the property was sold in 2017 and without any corresponding permits documenting such changes. By the time the City issued the 2016 CFC and the property was transferred in 2017, the building functioned as a single residence with one full kitchen and an integrated internal layout.

Every observable source — including physical evidence, MLS listings, prior-owner statements, neighbor corroboration, and the as-built plans prepared after the Notice of Enforcement — confirms that the home has operated as a single dwelling for at least the last eight years. Please see **Exhibit 1** for documentation of this long-standing one-unit condition.

Although my clients did not create this discrepancy, they have taken full responsibility for resolving it. Their goal is to correct the record, bring the property into compliance, add needed housing, and do so in a way that is both feasible and aligned with the City's broader housing objectives.

PROJECT & PROPERTY HISTORY

The history of 524 Vallejo Street involves multiple owners, shifting City interpretations, and several changes in direction from Planning and DBI. My clients and I have spent nearly three years working diligently and in good faith with the Planning Department and DBI to address the violation they did not create, following every instruction provided by the City—even when those instructions later changed and delays arose. The timeline below summarizes how this issue emerged and the steps taken by all parties.

Phase 1: Developer Ownership & City Sign-Off (2010–2016)

- **2010** — Developer purchases property.
- **2011** — Developer submits permit application for remodel.
- **2010–2016** — Developer undertakes extensive renovation.
- **May 9, 2016** — City issues **Certificate of Final Completion**, approving the remodel and closing out all permit requirements.

Phase 2: Sale to the 2017 Family & Stable Single-Family Use (2017–2021)

- **June 23, 2017** — Property sold to a young family as a single-family home.
 - No permits are pulled during their ownership.
 - They make no significant modifications.

Phase 3: Purchase by the Holloway–Ramirez Family & Discovery of the Discrepancy (2021–2022)

- **April 12, 2021** — My clients purchase the property in the same configuration advertised and sold in 2017.
- **February 16, 2022** — The Planning Department issues a **Notice of Complaint** triggered by an anonymous tip.
- **March 9, 2022** — The Planning Department issues a **Notice of Enforcement** -- Dwelling Unit Removal by Unauthorized Residential Merger. Planning requires the merged units to be reinstated as the only option to address the Notice of Enforcement.

Phase 4: Attempt to Comply with City Direction (2023)

- **May 19, 2023** — Family submits permit application and plans for a **four-unit restoration**, as directed by Planning to address the Notice of Enforcement.
- **June 12, 2023** — Planning signs off on plans; DBI begins review.
 - DBI does not complete review because, as discussed below, reconstructing four code-compliant units proves financially infeasible.

Phase 5: City Changes Interpretation of SB 330 (Late 2024)

- **November 18, 2024** — Planning notifies the project sponsor that the Department has **revised its interpretation** of SB 330. The Commission may now approve mergers of this type via CUA, contradicting 2022 guidance.
 - *“...the Department received updated guidance from the State that has resulted in us revising our interpretation of SB 330: It is now our position that the Planning Commission may review Conditional Use Authorization applications to legalize Dwelling Unit mergers and has the option to approve or deny them. This supersedes the guidance I provided to the property owner back in March of 2022.”*
- **December 23, 2024** — Clients submit a Project Application for a two-unit project.

Phase 6: Application Review & Additional Shifts (2025)

- **February 11, 2025** — Incomplete Application Notice issued by Planning
- **March 28, 2025** — Pre-Application Meeting held with **neighbor support**.
- **April 28, 2025** — Revised application submitted.
- **May 7, 2025** — The Planning Department issued a Complete Application Notice, accepting the Project Application for review.
- **June 2, 2025** — The Project was reviewed with senior Planning Department management.
- **June 5, 2025** — The Planning Department notified project sponsors that staff had identified a new Planning Code requirement that could prevent the Project from moving forward, and that only after further clarification on the applicability of that requirement would a full Plan Check Letter be issued.
- **June 13, 2025** — The Zoning Administrator’s Office confirmed that Ordinance 292-24 (effective January 19, 2025), which prohibits projects that do not meet minimum density controls within certain residential zoning districts, does not apply to dwelling unit mergers and therefore would not prohibit the Project from seeking to legalize a dwelling unit merger.
- **June 16, 2025** — The Planning Department issued Plan Check Letter #1.
- **July 12, 2025** — Plan revision submitted.
- **July 21, 2025** — The Project was reviewed with senior management for a second time.

- **July 22, 2025** — The Planning Department issued Plan Check Letter #2.
- **August 25, 2025** — At the request of Planning the Holloway-Ramirez family submitted revised plans to remove all façade alterations.

Phase 7: Hearing Scheduling Changes (Fall 2025)

- **September 3, 2025** — The project was scheduled for the November 6, 2025 Planning Commission Hearing and Planning staff informed us in writing that the Planning Department would be recommending disapproval of the merger.
- **October 8, 2025** — Planning staff rescheduled the hearing a second time for the November 20, 2025 Planning Commission meeting.
- **October 21, 2025** — Planning staff rescheduled the hearing a third time for December 4, 2025 Planning Commission meeting.

I. THE PROPOSED PROJECT AND REASONS IT SHOULD BE APPROVED

A. The Proposed Project – Addition of a Second Unit and Legalization of a Dwelling Unit Merger

The proposed project would **add a new second dwelling unit** to the property while retaining the existing family-sized residence. Because only **one actual unit** exists today, **no dwelling units will be removed**. The proposal corrects a long-standing discrepancy in the City’s permit records, aligns the legal status of the property with its physical reality, and adds new housing to North Beach.

The proposed second unit is a **440-square-foot studio** located on the first level, featuring a full kitchen, 457 square feet of adjacent open space, and its own entrance from Vallejo Street. This new unit would expand the neighborhood’s housing options while maintaining privacy and functionality for the primary residence.

The plan set for the proposed merger and addition of a second unit shows three conditions:

1. 2011 Permitted Four-Unit Configuration (On Paper Only)

- Authorized by the prior developer’s permits, but with no concrete evidence that three of these units were constructed.
 - 524 Vallejo Street, 640 GSF studio,

- 526 Vallejo Street, 1,796 GSF 2-bedroom unit,
- 4 San Antonio Place, 409 GSF studio, and
- 4A San Antonio Place, 362 GSF studio.

2. Existing As-Built Single-Family Condition (Actual Physical Reality)

- A 4,516-square-foot single residence with one kitchen—consistent with how the home was marketed and sold in both 2017 and 2021.

3. Proposed Two-Unit Configuration (Adds Housing, Removes None)

- **Primary Unit, 524 Vallejo Street:** 3,166-square-foot, four-bedroom family residence
- **Second Unit, 4 San Antonio Place:** 440-square-foot studio with private entrance

We are seeking Conditional Use Authorization (CUA) from the Planning Commission to **legalize the “merger” of three former, phantom units created on paper by a previous owner but which may never have existed.** Please see the information under item B 6 below which details the extensive construction and exorbitant cost required to create four code-compliant units.

Because the record references a historical four-unit configuration, a Conditional Use Authorization (CUA) is required to legalize the two-unit condition and add new housing consistent with City policy.

B. Reasons the Proposed Project Should Be Approved

1. **No dwelling units are being removed; SB 330 is not triggered.**

The merger has been reviewed by Planning staff who determined that under SB 330, the merger would not be considered a removal of a dwelling unit under state law.

2. **The project results in a net increase in housing.**
3. **The “four-unit” configuration, best to our knowledge, has existed only on paper.**
4. **The single-unit configuration has been stable and owner-occupied for at least eight years.**
5. **Restoring four units is financially infeasible.**

Reinstating these four phantom units would require the following improvements to the building at the homeowner’s expense, which would cost an estimated \$849,448 more than the improvements for the proposed project. This breakdown illustrates the minimum viable construction needed to bring the home into 4-unit compliance:

- Build three full new kitchens for the new units.
- Relocate and upgrade baths as required to ensure each unit has code-compliant bathrooms.
- Rebuild both interior stairs to ensure code compliant egress and fire separation for new units.
- Rebuild elevator shaft and replace elevator carriage for new, multi-unit code compliant elevator.
- Refigure existing walls and add new walls on each level to accommodate new unit layouts along with corresponding structural changes to accommodate these changes and additions.
- Remove and replace finishes throughout all levels of walls to create fire-rated separator walls between units and common spaces.
- Replace or add new fire rated doors throughout interior and exterior as required per new unit additions.
- Add and route new water, gas and electrical lines to each unit separately.
- Upgrade, replace, or reroute the fire sprinkler system to support increased occupancy load.

For comparison, creating the one second unit under the proposed project would require the following:

- Build one new kitchen.
- Replace one interior door to bring up to appropriate fire and egress code.
- Remove and replace finishes at one interior wall to upgrade for proper fire separation between the unit and common space.
- Add and route new water, gas and electrical lines to the new unit.

6. The project is consistent with recent Commission precedent (e.g., 1090 Randolph).

Although we were encouraged by the project planner in November 2024, to apply for the merger¹ in June of 2025, we were informed that the Planning Department would not be able to support the merger and would be requesting denial of the project.

On September 3, 2025, we were informed that the staff report for our project would be using the same reason to deny the merger that was used for the 301 Main Street project which proposed the merger of two existing residential units into one. The staff recommendation for the 301 Main Street project stated in part, that *“While the Project is limited in scope to the combining of two existing dwelling units on the 26th floor of a large residential building in a district that principally permits and encourages residential use, it would result in the loss of an independent, family-sized dwelling unit at a time when the City is faced with a housing shortage and housing affordability crisis.”*

¹ Please see Exhibit 2, the email exchange from 2024 wherein Mr. Page states that “...the Department received updated guidance from the State that has resulted in us revising our interpretation of SB 330: It is now our position that the Planning Commission may review Conditional Use Authorization applications to legalize Dwelling Unit mergers and has the option to approve or deny them. This supersedes the guidance I provided to the property owner back in March of 2022.”

Our case is quite different from the 301 Main Street case. At 301 Main, two functioning units existed so the City would be losing an actual housing unit if the merger were permitted. In our case, only one unit actually exists, and we are creating a new unit.

Our case is more like another recent merger case, 1090 Randolph Street, which was supported by staff and approved unanimously by the Planning Commission on June 13, 2024. In this case, the project proposed to merge two previously existing studio units, which did not exist because they had been removed many years prior to the project sponsors owning the property by a prior owner without a permit.

7. The project supports family housing and neighborhood stability.

8. No evictions or tenant displacement have occurred.

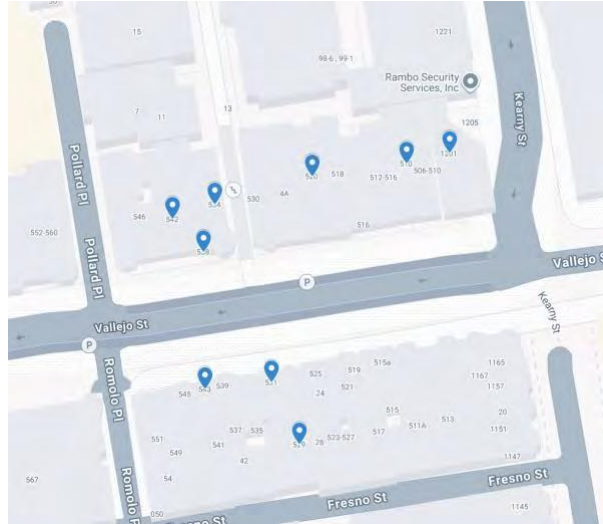
According to the San Francisco Rent Board, there are no recorded evictions². Additionally, there have been no buyouts in the past ten years.

9. The project has strong neighborhood support and no known opposition.

To date the project has overwhelming support from over 20 neighbors, including immediate neighbors listed and shown on the map below. We know of no neighbor who oppose the project.

- Susan Taylor & Paul Utrecht - 534 Vallejo Street
- Albert Shin & Family - 538 Vallejo Street
- Jobe & Megan Danganan - 542 Vallejo Street
- Vince & Jamie Vigil - 533 Vallejo Street
- Alex Noor & Chhavi Sahni - 518-520 Vallejo Street
- Janna & Mike Keller - 543 Vallejo
- Sean O'Donnell - 1201 Kearny

² Please see the letter from the Rent Board in Exhibit 3.



Map showing project supporters on the subject block

10. The project meets all applicable General Plan and Priority Policy findings.

The proposed project is consistent with the General Plan and the Residential Design Guidelines, meets the required CUA and Priority General Plan Policies findings, and the merger does not constitute the removal of an actual dwelling unit.

II. REQUIRED CONDITIONAL USE FINDINGS

(Planning Code § 303)

San Francisco Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. For the following reasons, the proposed project complies with Section 303.

1. The proposed use is necessary, desirable, and compatible with the neighborhood.

The project provides a development that is both necessary and desirable for North Beach. It preserves a family-sized unit at 524 Vallejo Street while **adding a new 440-square-foot studio** at 4 San Antonio Place. This new unit expands the neighborhood's housing options and contributes to the City's housing goals.

The project is compatible with the scale, character, and pattern of development in the neighborhood. It converts no exterior façade elements other than minimal, in-kind window replacement, per Planning's

direction. The project conforms to the RM-1 zoning standards and maintains the established residential rhythm of the block.

2. The project will not be detrimental to the health, safety, convenience, or general welfare of nearby residents or workers.

The project does not propose the demolition or removal of residential units. Because it **adds** a dwelling unit and legalizes the long-standing one-unit configuration, it does not trigger SB 330 and does not diminish the City's housing supply. The project adheres to all current building, fire, and life-safety codes.

Future residents of the new unit will benefit from proximity to public transit and neighborhood-serving amenities, reducing reliance on automobiles and limiting traffic impacts.

3. The project is consistent with the General Plan.

On balance, the project is fully consistent with the objectives and policies of the General Plan, including:

Housing Element

- **Objective 4.B / Policy 31:** Supports adding small units in lower-density areas and increasing supply for middle-income households.
- **Objective 4.C / Policies 32 & 33:** Supports multi-generational living, aging in place, and preventing outmigration of families with children.

Urban Design Element

- **Objective 1 / Policies 1.3 & 1.7:** Maintains the visual pattern and character of the North Beach district.
- **Objective 4 / Policy 4.12:** Enhances neighborhood comfort and safety through high-quality, code-compliant residential design.

A detailed General Plan consistency analysis is set forth in Section IV.

4. The project complies with all applicable standards of the Planning Code.

The proposed two-unit configuration conforms to the RM-1 (Residential, Mixed—Low Density) District. Density limits are met; the project does not exceed the allowable envelope; and required open space and access standards are satisfied.

5. The project does not conflict with Priority Policies of Planning Code § 101.1(b).

On balance, the project:

- **Preserves and enhances neighborhood-serving retail uses** by increasing the number of local residents who patronize them.
- **Conserves existing housing and neighborhood character** by maintaining the primary residence and adding a compatible new unit.
- **Protects the city's supply of affordable housing**, as the property contains no affordable or rent-controlled units.
- **Does not impede transit or overburden parking**, given the site's strong transit access.
- **Does not affect industrial sectors**, as no office or commercial use is introduced.
- **Enhances seismic safety** through code-compliant construction.
- **Does not affect parks, open space, or landmark resources.**

Thus, the project supports the City's priority policies.

III. REQUIRED RESIDENTIAL MERGER FINDINGS

(Planning Code § 317)

Planning Code Section 317 establishes criteria for reviewing applications involving residential mergers or legalization of unpermitted configurations. As detailed below, the project satisfies all criteria and warrants approval.

1. Whether the merger would eliminate only owner-occupied housing

- The property has functioned as a **single dwelling** since at least 2017 and has been owner-occupied continuously since that time. The proposed project does not eliminate any existing units; it legalizes the one-unit configuration and adds a second unit.

2. Whether the merger removes an affordable housing unit or a rent-controlled unit

- The property does not contain affordable units as defined by Planning Code §401.
- It has not contained rent-controlled units for at least a decade.
- No affordable housing will be removed.

3. If affordable housing is removed, whether replacement housing is provided

- Not applicable. No affordable units or rent-controlled units exist today.
- The project adds a high-quality, code-compliant second unit.

4. How recently any removed unit was tenant-occupied

- Records suggest the last tenant occupancy occurred prior to 2012, based on voter-roll information provided in Exhibit 4. The exact date is not known, but tenant occupancy ceased long before the 2016 CFC and 2017 sale.

5. Whether bedroom count will be preserved or increased

- The proposed two-unit configuration results in a **net increase of one bedroom** compared to the originally permitted plan set. The primary unit remains family-sized, while the new unit adds housing diversity without diminishing family housing.

6. Whether the merger is necessary to correct design or functional deficiencies

- If four units were required to be restored, the configuration would create:
 - one undersized two-bedroom unit (inadequate for the family), and
 - three extremely small studios.

- Requiring reconstruction of four units would produce less functional, less livable, and less code-compliant housing. Legalizing the single-unit condition and adding one high-quality unit better serves housing, safety, and neighborhood goals.

7. Appraised value of the least expensive unit proposed for merger

- Per the appraisal dated October 16, 2025, the estimated value of **4A San Antonio Place**, the smallest of the three paper-only former studio units, is **\$390,000**.

8. Eviction history

- The Planning Commission may not approve a merger if recent evictions occurred under specified sections of the Rent Ordinance.
- The Rent Board's letter (Exhibit 3) confirms **no evictions** or buyouts have occurred in at least ten years.
- Thus, the project fully complies with Section 317(g)(2)(H).

IV. GENERAL PLAN COMPLIANCE

On balance, the proposed project is consistent with the objectives and policies of the San Francisco General Plan, particularly the **Housing Element** and **Urban Design Element**.

Housing Element

Objective 4.B – Expand small and mid-rise multifamily housing production for middle-income households.

Policy 31: Facilitate small and mid-rise buildings that private development can deliver without deed restrictions, including through adding units in lower-density areas.

Project Consistency:

- The project adds a **new, code-compliant 440 SF studio unit** in an RM-1 district. This is exactly the type of incremental, lower-density housing addition envisioned by Policy 31.

Objective 4.C – Diversify housing types for all cultures, family structures, and abilities.

Policy 32: Support multigenerational and flexible living arrangements, including aging in place.

Policy 33: Prevent the outmigration of families with children.

Project Consistency:

- The project preserves a **family-sized, four-bedroom primary unit** and adds a smaller, independent unit suitable for extended family, caregivers, or middle-income residents.
- The project enables a long-standing San Francisco family to remain in their home, directly supporting the goal of preventing family displacement.

Urban Design Element

Objective 1 – Maintain the characteristic pattern that defines neighborhoods.

Policies 1.3 and 1.7: Recognize the importance of consistent building patterns and transitions between districts.

Project Consistency:

- The project includes **no façade changes**, other than minimal in-kind window replacement at Planning's request.
- The scale and envelope remain unchanged, preserving the block's visual and spatial rhythm.

Objective 4 – Improve neighborhood environment for comfort, safety, pride, and opportunity.

Policy 4.12: Promote and maintain high-quality landscaping and open space.

Project Consistency:

- The new unit includes **457 SF of adjacent open space**.

- All improvements adhere to current Building and Fire Codes, enhancing long-term safety and resilience.
-

V. PRIORITY PLANNING POLICIES (SECTION 101.1(b))

Planning Code Section 101.1(b) requires all permits to be reviewed for consistency with the Eight Priority Policies. The project complies with all applicable policies.

1. Neighborhood-serving retail uses should be preserved and enhanced.

- The project adds a new residential unit, increasing the number of patrons who support local businesses in North Beach.

2. Existing housing and neighborhood character should be conserved and protected.

- The project **preserves** the existing, long-standing single-family configuration and **adds** a high-quality studio. The exterior is unchanged, maintaining the architectural character of Vallejo Street.

3. The City's supply of affordable housing should be preserved and enhanced.

- The site **does not contain affordable or rent-controlled units**. No removal occurs. The new unit may serve a middle-income household.

4. Commuter traffic should not impede MUNI or overburden streets and parking.

- The site is transit-rich. Additional residents will have access to multiple MUNI routes, minimizing traffic impacts and parking demand.

5. A diverse economic base should be maintained.

- The project does not introduce any office or commercial use.

6. The City should achieve the greatest possible earthquake preparedness.

- All construction will meet current Building Code standards, improving structural and life-safety performance.

7. Landmarks and historic buildings should be preserved.

- The project does not modify or affect any landmark or historic resource.

8. Parks and open space should be protected from development.

- The project does not impact public parks, open space, or sunlight access.

VI. FEASIBILITY & COST ANALYSIS OF RESTORING FOUR UNITS

The Planning Department initially instructed the applicants to restore the property to a four-unit configuration. After detailed analysis with Sutro Architects and DBI review, it became clear that reconstructing four fully code-compliant units would require extensive, invasive, and cost-prohibitive construction, including:

- Structural upgrades needed to partition the building into separate units
- Independent egress paths for each new unit
- Additional plumbing, gas, and electrical systems
- Fire-rated separations and assemblies
- Life-safety upgrades
- Kitchen and bathroom additions for each unit
- Compliance with current fire, building, mechanical, and accessibility codes

Preliminary estimates indicate that restoring four code-compliant units would cost \$849,448 more than the proposed two-unit project, an infeasible burden for a single-family homeowner and far beyond what is typical for small, incremental housing additions.

524 Vallejo Street CUA

Further, this reconstruction would produce:

- Three extremely small studios
- One inadequate two-bedroom unit

These outcomes are **less functional**, less livable, and contrary to San Francisco's goals for family housing and equitable housing quality.

The proposed two-unit project:

- requires far less construction
- complies with modern safety standards
- provides one family-sized unit and one high-quality studio
- adds a unit to the housing stock
- avoids unnecessary demolition and disruption

Thus, the proposed project represents the **only feasible, reasonable, and policy-aligned solution**.

The proposed project at **524 Vallejo Street** offers a fair, feasible, and policy-aligned resolution to a unique condition created more than a decade ago—one the current homeowners did not create but have spent nearly three years working diligently and in good faith to correct. Although City records reflect a historical permit set authorizing four units, extensive evidence demonstrates that three of those units were either never constructed or had been consolidated without permits prior to the home's 2017 sale. For at least eight years, the property has existed and operated as a single dwelling, as shown through MLS listings, physical inspection, neighbor testimony, as-built plans, and the lived experience of two successive families.

The project before the Commission legalizes this long-standing one-unit condition **and adds a new, high-quality second unit**—thereby increasing the housing supply without removing any existing units, displacing no tenants, and affecting no affordable or rent-controlled housing. The resulting two-unit configuration preserves a much-needed family-sized home in North Beach, adds a smaller studio well-suited to middle-income residents, and produces a more functional and code-compliant arrangement than the infeasible reconstruction of four extremely small units.

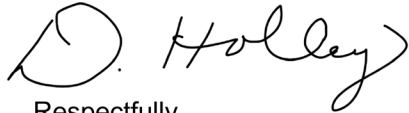
The applicants have worked cooperatively with Planning and DBI across multiple years, iterations, delays, and changes in City interpretation, pursuing the path that best supports neighborhood stability and Citywide housing goals. On balance, the project is fully consistent with the **General Plan, Priority Planning Policies, Conditional Use Findings, and Residential Merger Findings**, and it produces the most reasonable and beneficial outcome for both the property and the City.

For these reasons, we respectfully request that the Planning Commission approve the proposed Conditional Use Authorization to legalize the existing configuration and add a new second dwelling unit. This approval will allow the legal record to match the building's actual condition, increase the City's

524 Vallejo Street CUA

housing stock, restore compliance, and allow a long-established North Beach family to remain in their home and community.

If you have any questions, please contact **Deborah Holley** at **Deborah@Holleyconsulting.com** or **(415) 389-9329**.

A handwritten signature in black ink that reads "D. Holley". The signature is written in a cursive style with a large, looped initial "D" and a stylized "Holley".

Respectfully,

Deborah Holley
Holley Consulting

EXHIBITS INDEX

The following exhibits support the application and demonstrate the long-standing single-unit condition of the property:

Exhibit 1 — Documentation of One-Unit Configuration

2017 and 2021 listing materials (photographs, floor plans, marketing brochures); as-built schematics prepared after Notice of Enforcement; interior photographs showing single kitchen and unified layout.

Exhibit 2 — Planning Department Email Correspondence

Email exchanges between the applicant's consultant and Planning staff demonstrating changes in guidance, including the November 2024 clarification on SB 330.

Exhibit 3 — San Francisco Rent Board Letter

Confirmation of **no tenant evictions or buyouts** on record in the past ten years.

Exhibit 4 — Voter Roll Research

Evidence indicating the last known tenant occupancy was prior to 2012.

Exhibit 5 — Family Neighborhood Engagement

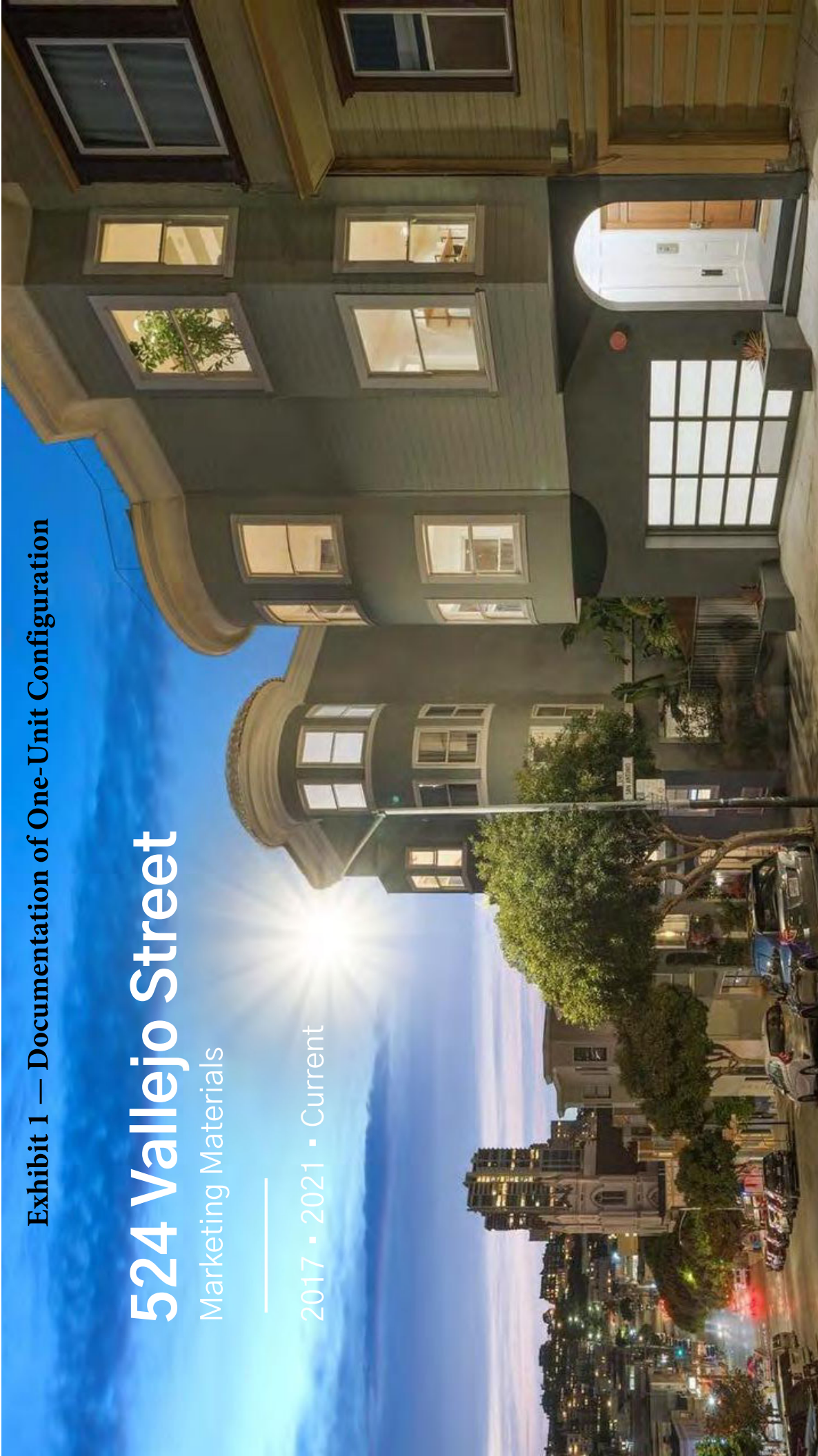
Evidence of the family's local and civic engagements and involvements throughout the years.

Exhibit 1 — Documentation of One-Unit Configuration

524 Vallejo Street

Marketing Materials

2017 • 2021 • Current



Marketing Materials Over Time

These images—2017 listing, 2021 listing, and current home photos—tell a consistent story. For nearly a decade, the property has had one architecture, one layout, one use: **a single-family home**. Despite the plans filled with the city, there is no material or visual evidence of a four-unit building at any point in its modern history—only a single, continuous home created through the developer’s full-scale remodel after the 2010 purchase.

Listing Description - 2017

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

California > San Francisco > San Francisco County > Vallejo St > 524-526 Vallejo St

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

Off Market

5 beds • 3,333 sq ft

524-526 Vallejo St, San Francisco, CA 94133

Single Family 1907
Property type Year built

View as owner Share

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

Property details

Interior

Bedrooms: 5

- 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

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

Building and Construction

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

Exterior

Home Features

- Special Features: Elevator/Lift

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 Information

- Type: 4+ Story

Other Property Info

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

Show less

Connect with an agent

Full name*

Email*

Phone*

Are you selling or buying? *

Connect

By proceeding, you consent to receive calls and texts at the number you provided, including marketing by email, from realtor.com and agents about your inquiry and other home-related matters, but not as a condition of any purchase. [More...](#)

Learn more

524-526 Vallejo St

TELEGRAPH HILL
NORTH BEACH
CHINA House with 0225 Garage

View

1/40

Fly around

Interior

Exterior

Listing Descriptions - 2021

Property details
 xfinity New home. Some great WEI

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

Building and Construction

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

Garage and Parking

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

Listing Information

- Type: 4+ Story

Other Property Info

- County: San Francisco
- Area: SF District 8, G
- Subdivision: Telegraph Hill
- Zoning: Rm1
- Shopping: 1 Block
- Transportation: 1 Block
- Cross Street/Address: Kearny

Show Less



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/dir. 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.

Collaborate

Listing Agent

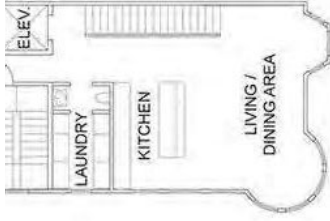


Ludovico Mazzola
 Listing Agent
 Compass
 DRE #01851286

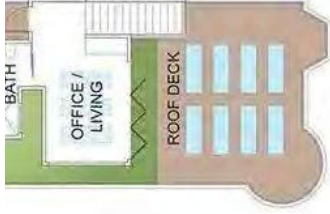
ludovico@compass.com
 P: (415)-652-7483

Layout

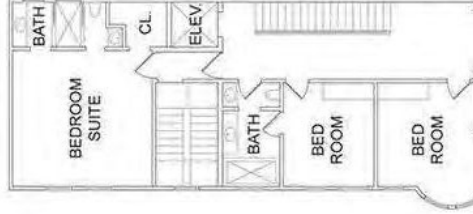
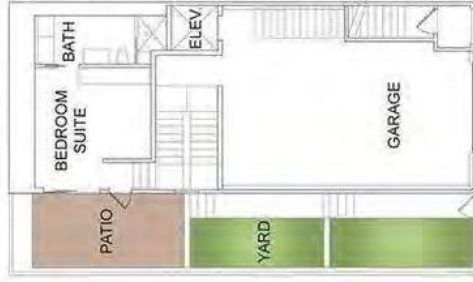
2017 MARKETING MATERIALS



THIRD FLOOR PLAN

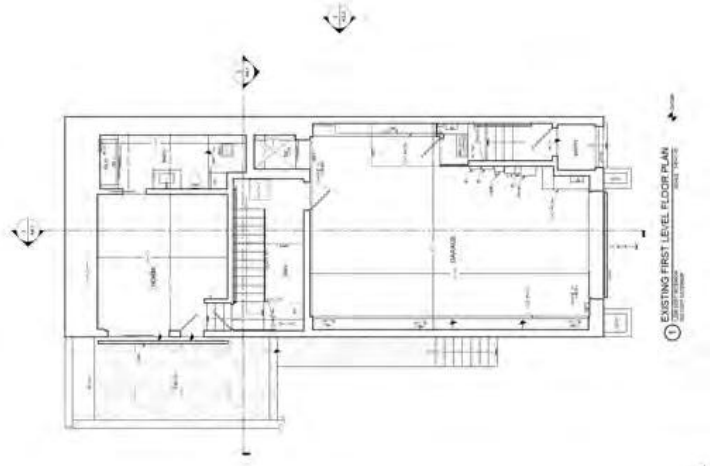
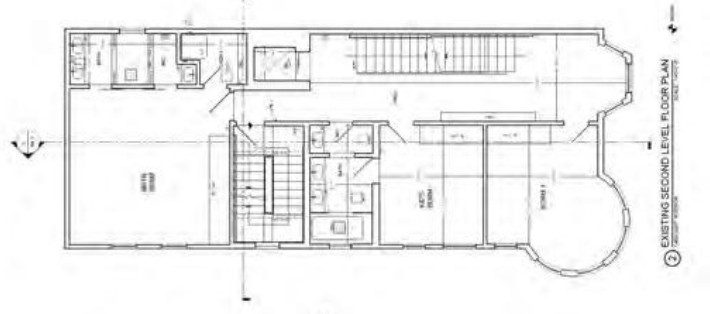
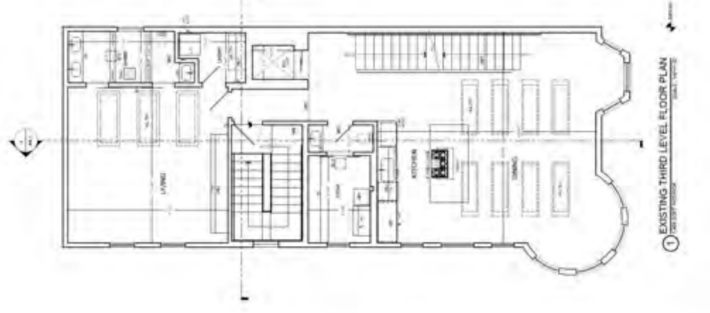
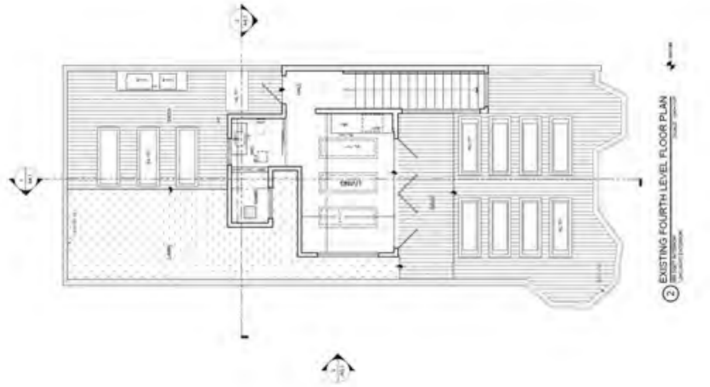


FOURTH FLOOR PLAN



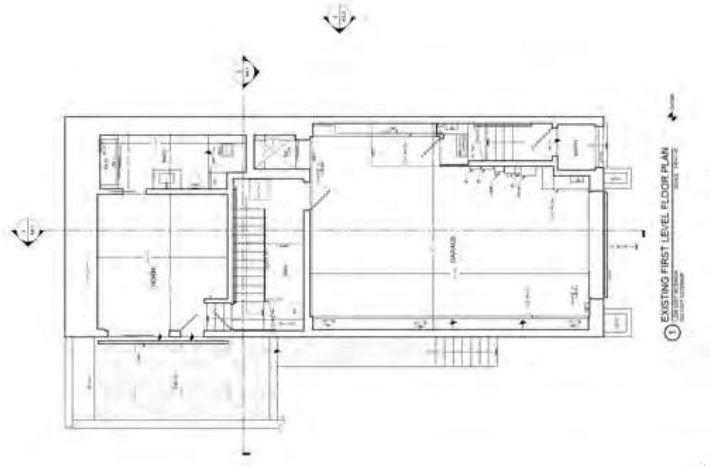
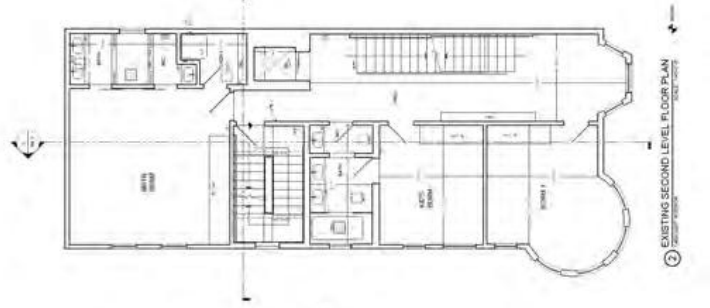
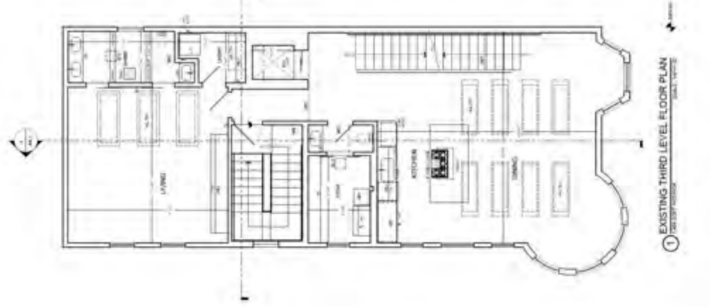
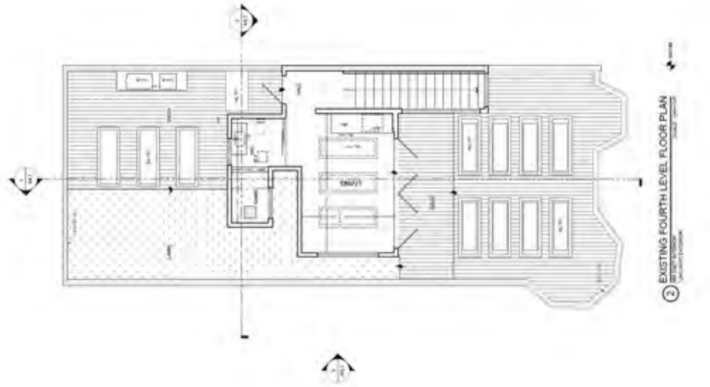
Layout

CURRENT AS BUILT LAYOUT
AS OF NOVEMBER 2025



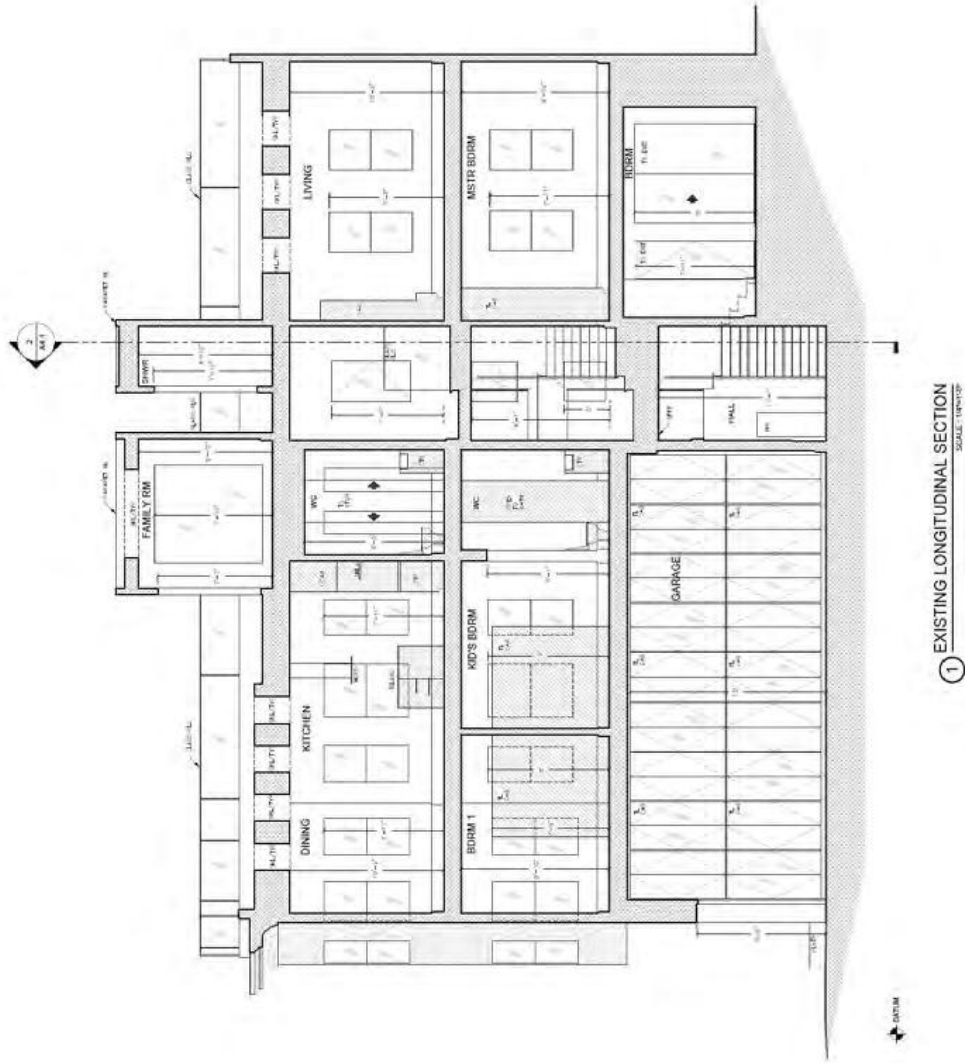
Layout

CURRENT AS BUILT LAYOUT
AS OF NOVEMBER 2025



Layout

CURRENT AS BUILT LAYOUT
AS OF NOVEMBER 2025



① EXISTING LONGITUDINAL SECTION
SCALE: 1/8"=1'-0"

Ownership History

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

Exterior

2017 MARKETING MATERIALS



2021 MARKETING MATERIALS

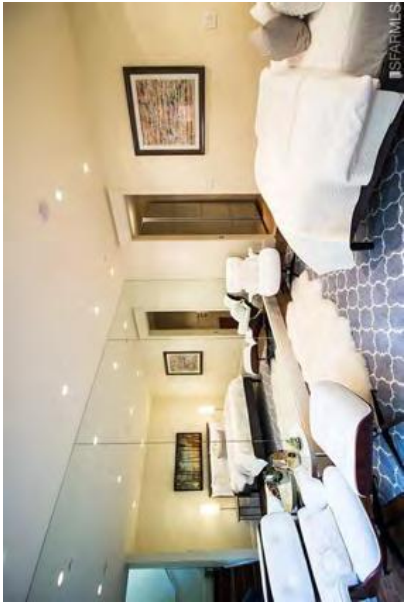


CURRENT



1st Floor - Guest Room

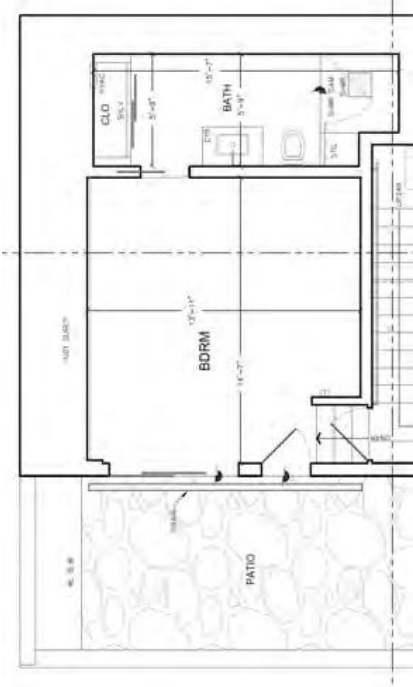
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



1st Floor - Guest Room

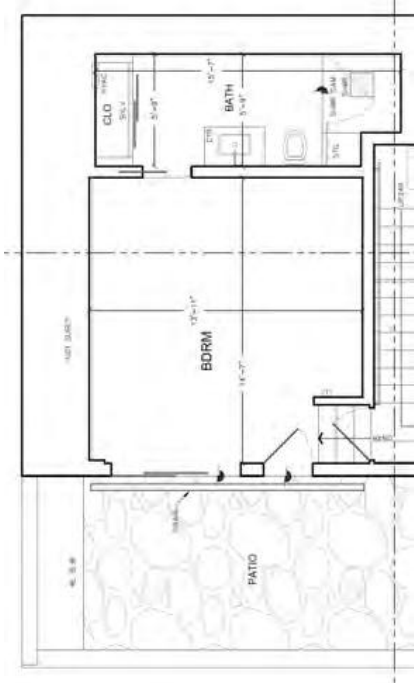
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



1st Floor - Guest Room Patio

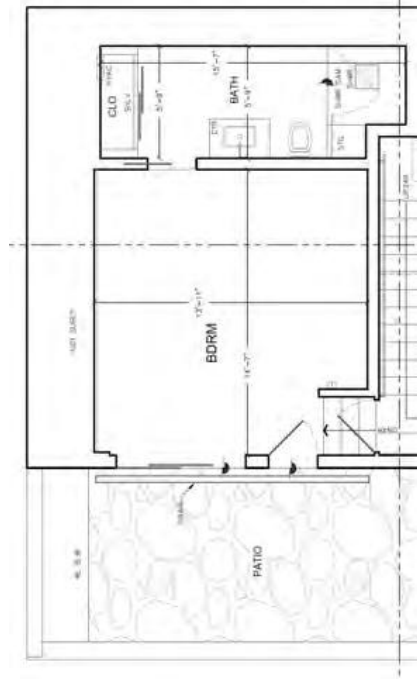
2017 MARKETING MATERIALS

NO
PHOTOS
AVAILABLE

2021 MARKETING MATERIALS



CURRENT AS BUILT



2nd Floor - Shared Bathroom

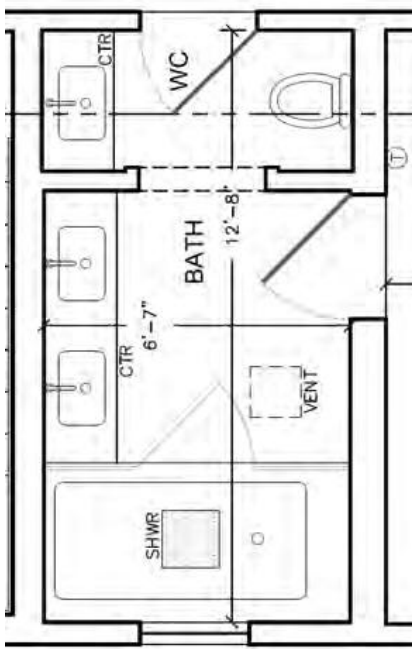
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



2nd Floor - Bedroom 1

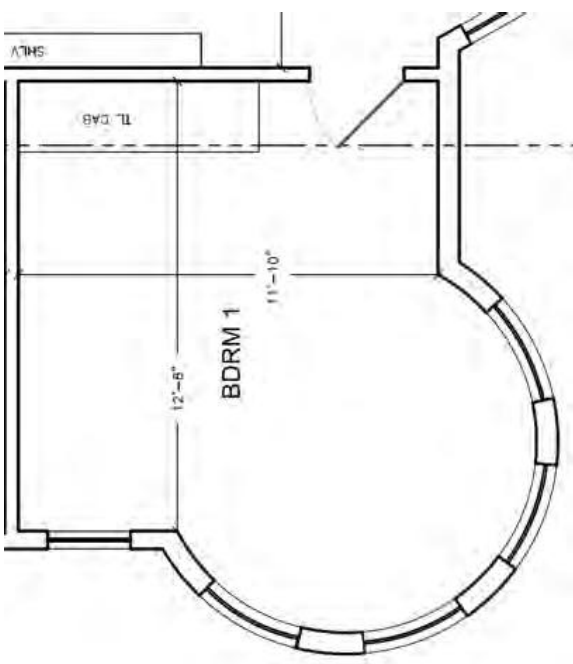
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



2nd Floor - Bedroom 2

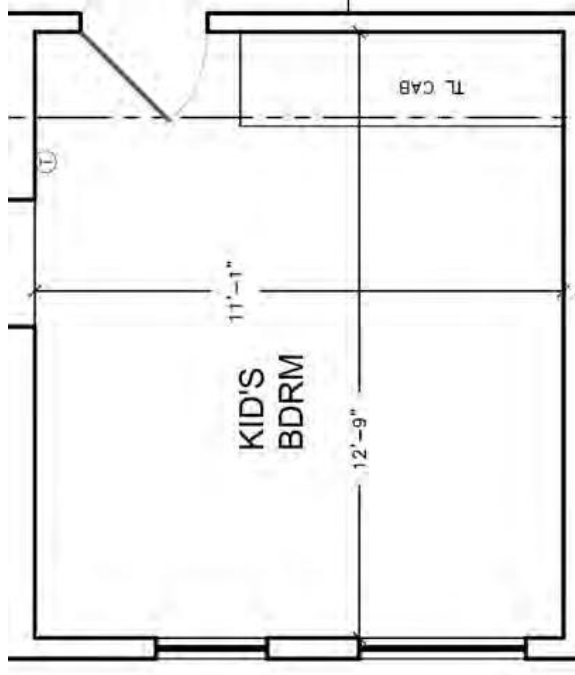
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2021 MARKETING MATERIALS

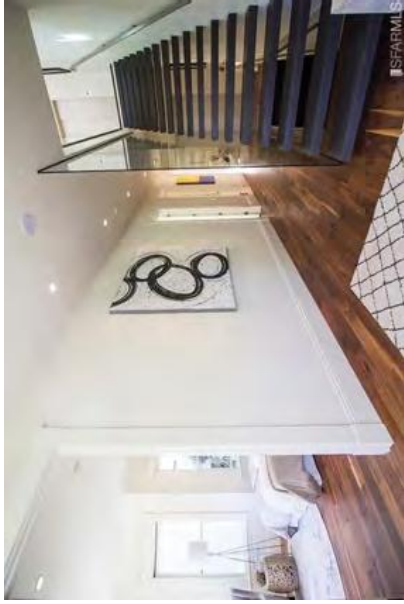


CURRENT AS BUILT



2nd Floor - Landing

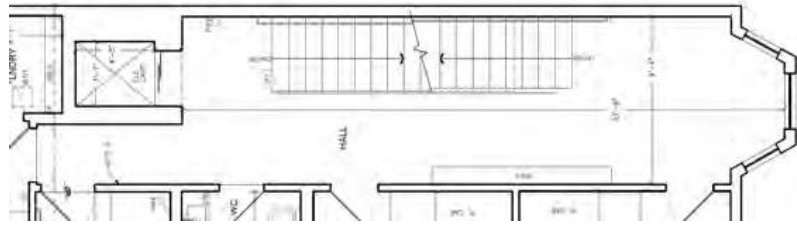
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



2nd Floor - Primary Bedroom

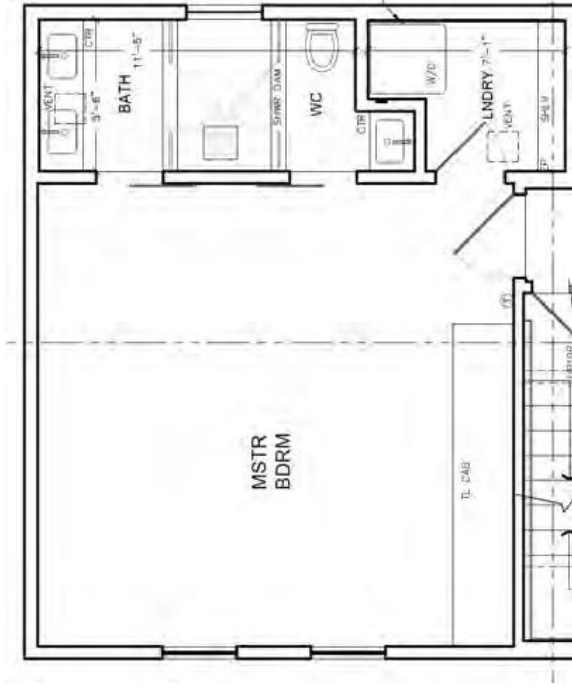
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



2nd Floor - Primary Bedroom

2017 MARKETING MATERIALS

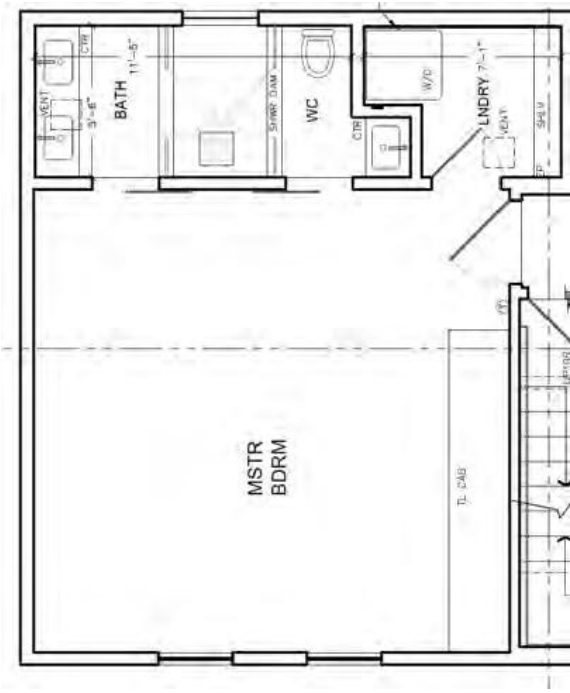
NO
PHOTOS
AVAILABLE

2021 MARKETING MATERIALS



NO
PHOTOS
AVAILABLE

CURRENT AS BUILT



NO
PHOTOS
AVAILABLE

2nd Floor - Primary Bedroom Bathroom

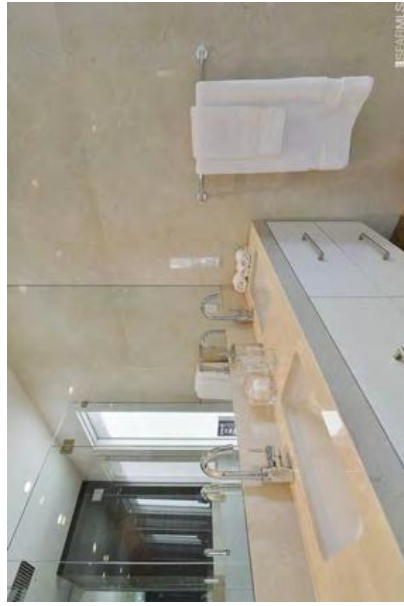
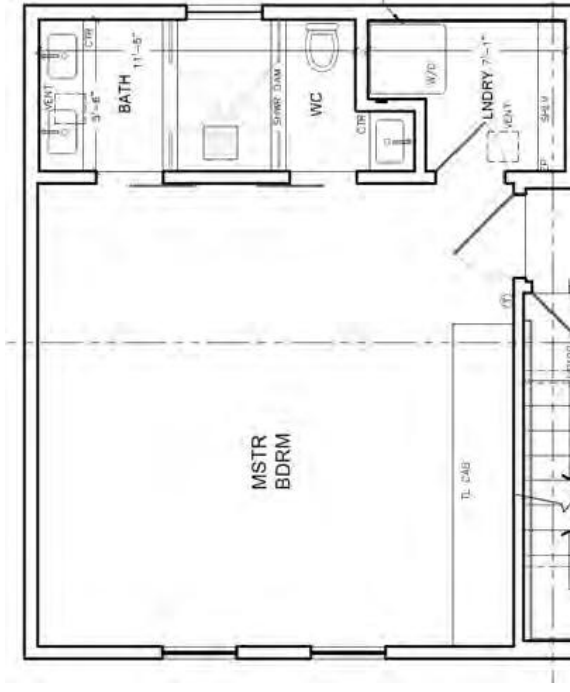
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



2nd Floor - Primary Bedroom Bathroom

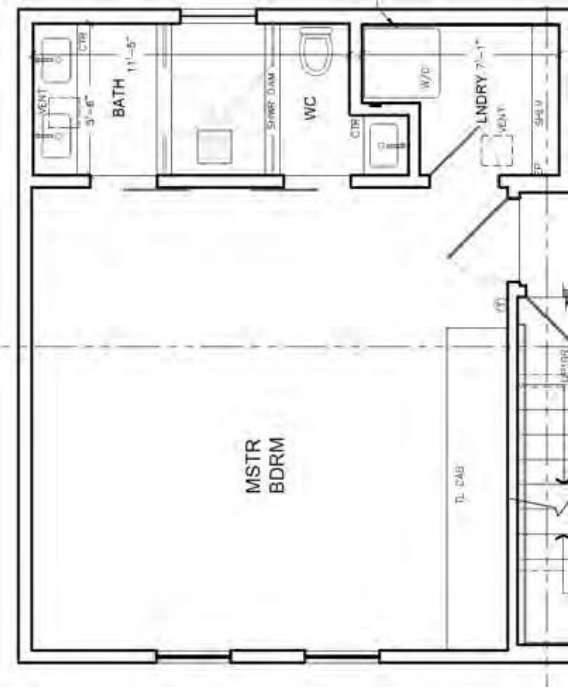
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



NO
PHOTOS
AVAILABLE

NO
PHOTOS
AVAILABLE

3rd Floor - Kitchen

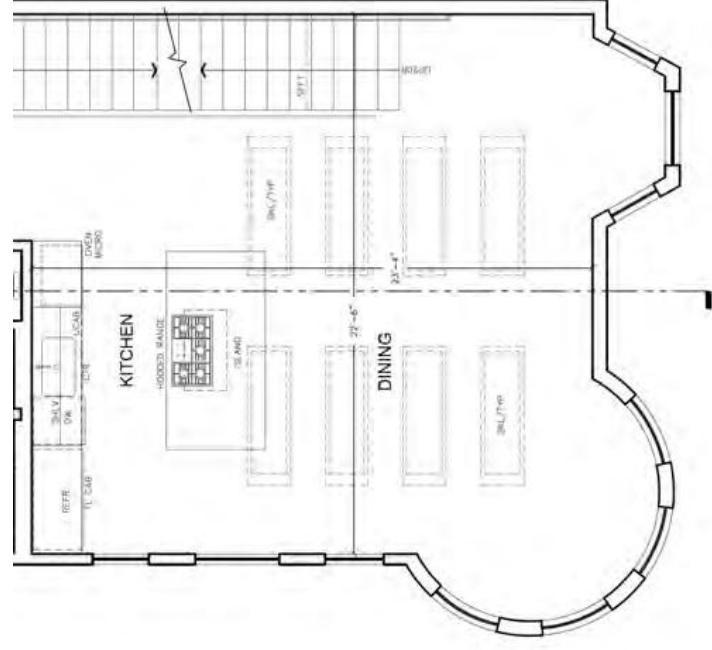
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2021 MARKETING MATERIALS



CURRENT AS BUILT



3rd Floor - Kitchen

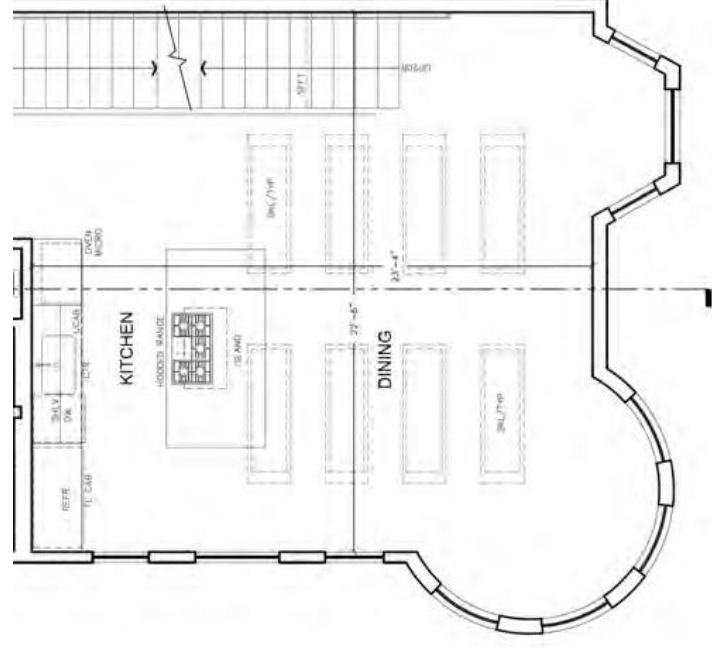
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2021 MARKETING MATERIALS



CURRENT AS BUILT



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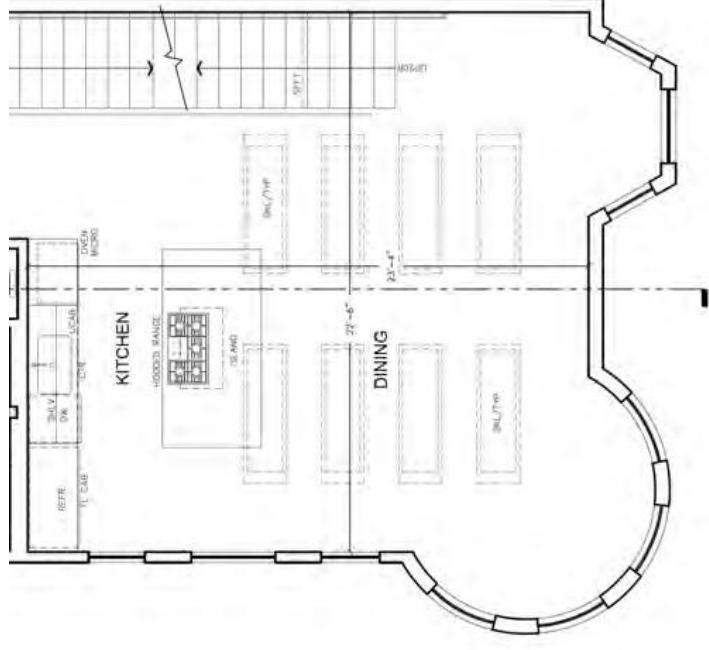
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



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3rd Floor - Kitchen

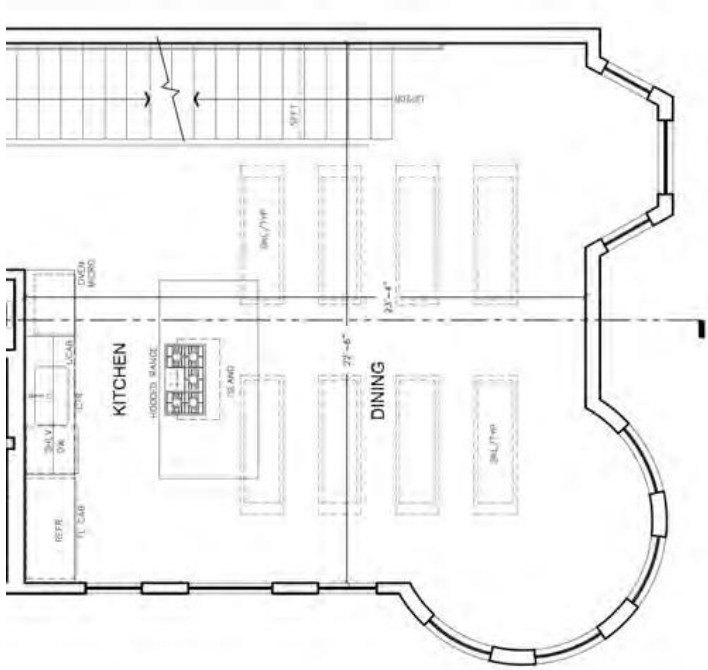
2017 MARKETING MATERIALS

**NO
PHOTOS
AVAILABLE**

2021 MARKETING MATERIALS



CURRENT AS BUILT



3rd Floor - Pantry

2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



**NO
PHOTOS
AVAILABLE**

3rd Floor - Living Room

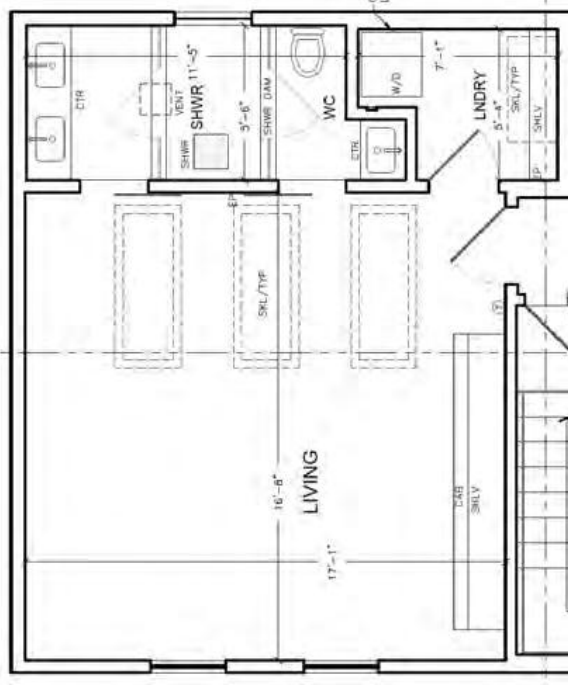
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



**NO
PHOTOS
AVAILABLE**

3rd Floor - Living Room

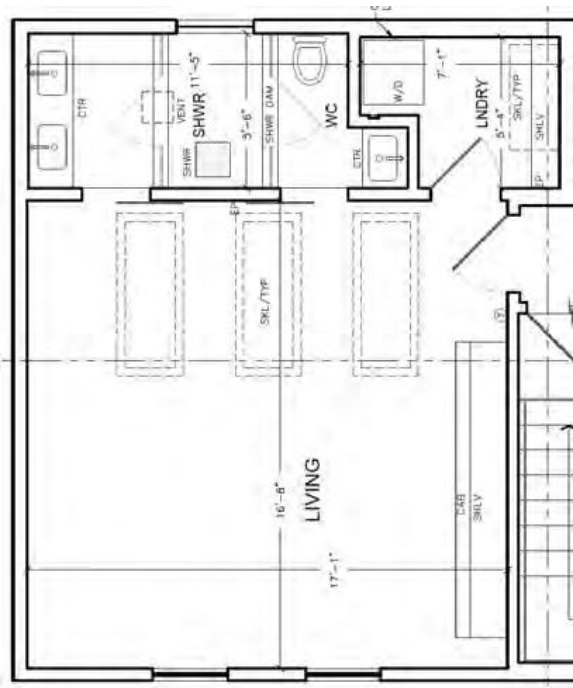
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PHOTOS
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2021 MARKETING MATERIALS



CURRENT AS BUILT



Pentroom

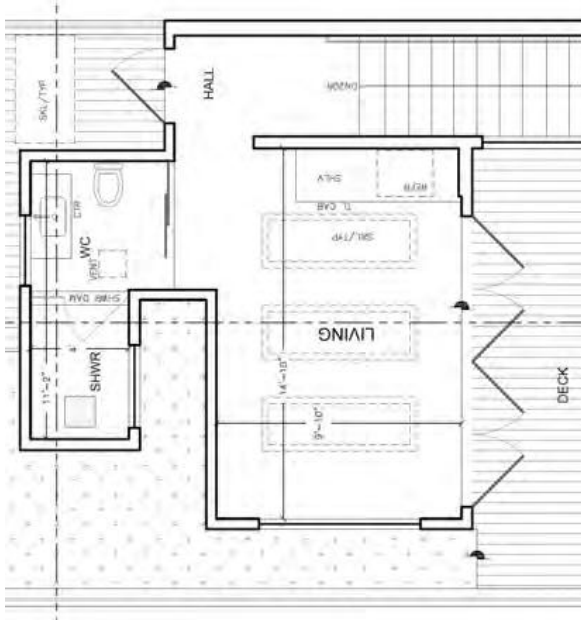
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2021 MARKETING MATERIALS



CURRENT AS BUILT



Pentroom

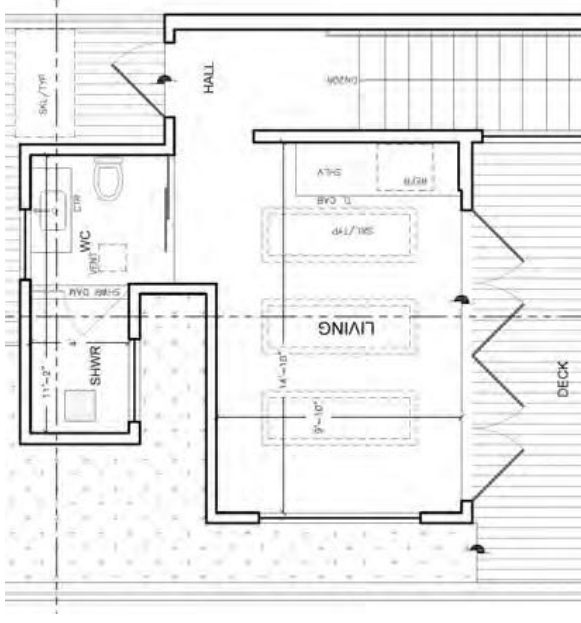
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



NO
PHOTOS
AVAILABLE

Pentroom Bathroom

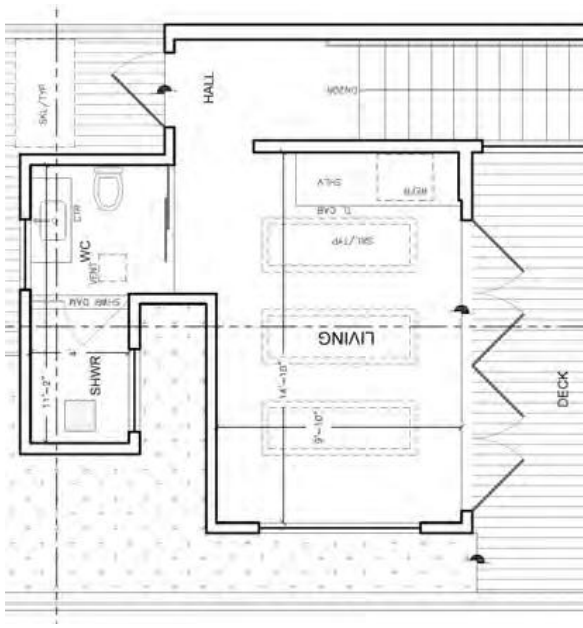
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS



CURRENT AS BUILT



Roof Deck - Front

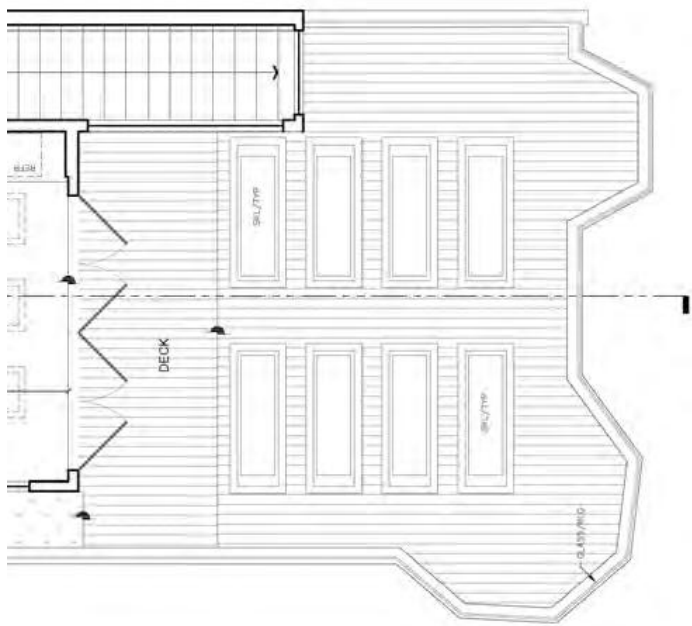
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2021 MARKETING MATERIALS



CURRENT AS BUILT



Roof Deck - Front

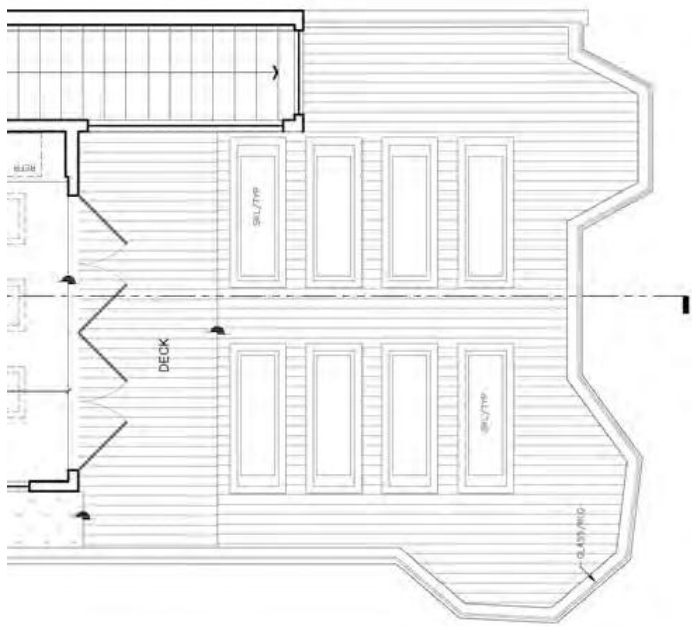
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2021 MARKETING MATERIALS



CURRENT AS BUILT

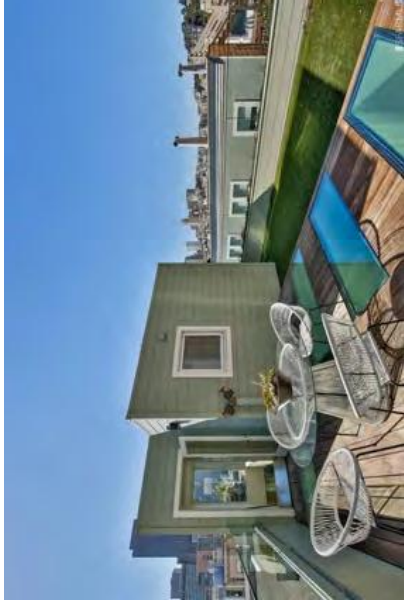


Roof Deck - Rear

2017 MARKETING MATERIALS

**NO
PHOTOS
AVAILABLE**

2021 MARKETING MATERIALS



CURRENT AS BUILT



Back Stairwell

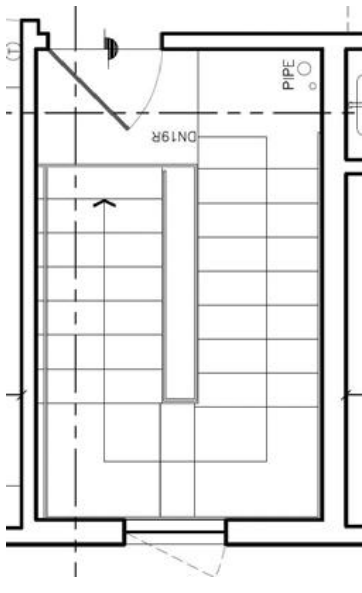
2017 MARKETING MATERIALS



2021 MARKETING MATERIALS

**NO
PHOTOS
AVAILABLE**

CURRENT AS BUILT



**NO
PHOTOS
AVAILABLE**

EXHIBIT 2

PLANNING DEPARTMENT EMAIL COMMUNICATION

From: Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org> 524 Vallejo Street CUA

Date: Monday, December 2, 2024 at 5:25 PM **To:** Deborah Holley

<deborah@holleyconsulting.com> **Cc:** Katelin Holloway <katelin.holloway@gmail.com>, Ben Ramirez <ben.ramirez@gmail.com>, Stephen Sutro <ssutro@sutroarchitects.com>, Nick Colendich <ncolendich@sutroarchitects.com> **Subject:** RE: 524-526 Vallejo Street - Permit Drawing

Hi Deborah,

Thanks so much for letting me know. I know the holidays are coming up, but if you would be able to do so, can you submit the Project Application within 30 days?

Thank you,

Vincent

Vincent W. Page II, Planner [he/him]

District 6/Code Enforcement, Current Planning Division

San Francisco Planning Department

49 South Van Ness Avenue, Suite 1400

San Francisco, CA 94103

Direct: 628.652.7396 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Deborah Holley <deborah@holleyconsulting.com> **Sent:** Monday, December 2, 2024 5:23 PM

To: Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org> **Cc:** Katelin Holloway

<katelin.holloway@gmail.com>; Ben Ramirez <ben.ramirez@gmail.com>; Stephen Sutro

<ssutro@sutroarchitects.com>; Nick Colendich <ncolendich@sutroarchitects.com> **Subject:** Re: 524-

526 Vallejo Street - Permit Drawing

Hi Vincent,

Thank you for taking the time to meet with Stephen and me to discuss our options for this project.

I wanted to let you know that we will be revising the plans and submitting a Project Application and Supplemental CUA Application for dwelling unit merger.

Please let me know if you need anything further from us.

Best,

Deborah

Holley Consulting

www.Holleyconsulting.com

220 Montgomery Street, Suite 2100

San Francisco, CA 94104

415 389-9329 office

415 609-9329 mobile

From: Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org> **Sent:** Monday, November 18, 2024 6:00

PM **To:** Deborah Holley <deborah@holleyconsulting.com> **Cc:** Ro Sanchez Seijas

<rsanchez@sutroarchitects.com>; Jenai Medina Bourke <jmedina@sutroarchitects.com>; Ben

Ramirez <ben.ramirez@gmail.com>; Katelin Holloway <katelin.holloway@gmail.com> **Subject:**

RE: 524-526 Vallejo Street - Permit Drawing

Hi Deborah,

It's been more than a year since we last corresponded about this project. I just checked the Permit Tracking System and can see that DBI issued comments on 6/21/2023, but it doesn't look like any further than action has been taken. Can you please provide an update?

Also, I wanted to share with you that the Department received updated guidance from the State that has resulted in us revising our interpretation of SB 330: It is now our position that the Planning Commission may review Conditional Use Authorization applications to legalize Dwelling Unit mergers and has the

option to approve or deny them. This supersedes the guidance I provided to the property owner back in March of 2022.

Within 30 days, please either submit a plan revision for BPA No. 202305198198 that responds to comments, or file a [Project Application](#) with supplemental applications for [Conditional Use Authorization](#) and [Dwelling Unit Removal](#) to CPC.Intake@sfgov.org.

Thank you,

Vincent

Vincent W. Page II, Planner [he/him]

District 6/Code Enforcement, Current Planning Division

San Francisco Planning Department

49 South Van Ness Avenue, Suite 1400

San Francisco, CA 94103

Direct: 628.652.7396 | www.sfplanning.org

[San Francisco Property Information Map](#)

Exhibit 3 — San Francisco Rent Board Letter



49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 4 San Antonio, 524-526 Vallejo St

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____

Yes, an eviction notice was filed at the Rent Board after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____
 - o See attached documents.

There are no other Rent Board records evidencing an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____

Yes, there are other Rent Board records evidencing an eviction after:

- 12/10/13
- 03/13/14
- 10 years prior to the following date: _____
 - o See attached documents.

Signed:

Dated:06/17/2025

Jessica Gallegos

Jessica Gallegos
Rent Board Specialist

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

Exhibit 4 — Voter Roll Research

REVIEW OF VOTER ROLL RECORDS

Site Address: 524-526 Vallejo Street & 4-4A San Antonio Place
Assessor's Block/Lot: 0132 / 009
Planning Record No.: 2024-011561CUA & 2022-000583ENF

Post 2021 is N/A as subject property was purchased by the current owners in 2021.

2021 Voter Roll	524 Vallejo	Gadde, Vijaya
		Homsany, Ramsey Patrick
	526 Vallejo	n/a
	4 San Antonio	n/a
	4A San Antonio	n/a

2018 Voter Roll	524 Vallejo	Gadde, Vijaya
		Homsany, Ramsey Patrick
		Tariyal, Ritu
	526 Vallejo	n/a
	4 San Antonio	n/a
	4A San Antonio	n/a

2016 Voter Roll	524 Vallejo	n/a
	526 Vallejo	n/a
	4 San Antonio	n/a
	4A San Antonio	n/a

2012 Voter Roll	524 Vallejo	Monast, Lawrence R.
	526 Vallejo	Uyeda, Patricia
	4 San Antonio	Grant, John P.
	4A San Antonio	n/a

Completed on: 9/26/2025
Completed by: Vincent W. Page II

Exhibit 5 — Community and Civic Engagement of the Holloway–Ramirez Family

For more than 22 years, the Holloway–Ramirez family has been deeply woven into the civic and cultural life of North Beach. Their support for neighborhood institutions—from small businesses like Gorilla Arm Coffee, to local nonprofits like North Beach Citizens, to public schools such as Garfield Elementary—reflects a long-standing commitment to this community. Their contributions underscore their desire to remain part of North Beach for generations to come and to continue investing time, resources, and care into the neighborhood they call home.

1. Support for Small Businesses & Neighborhood Vitality

Gorilla Arm Coffee — Early Pandemic Initiative for Essential Workers & Community

During the height of the COVID-19 shutdown in early 2020, Ben created a small but powerful neighborhood relief effort that came to be known as “[Gorilla Arm Coffee](#).” With the city locked down and essential workers carrying the heaviest burden, Ben wanted to support the people keeping San Francisco running — postal workers, health-care staff, grocery clerks, delivery drivers, sanitation workers, neighbors heading to essential jobs, and anyone struggling during an uncertain time.

Each morning, Ben opened his kitchen window on Grant Avenue and handed out free, freshly brewed coffee to anyone who needed a boost. To maintain safe distancing, he used a toy gorilla arm to pass the cups across the sidewalk — a playful innovation that brought joy, levity, and comfort to stressed neighbors. Word spread quickly, and Gorilla Arm Coffee became a beloved fixture of the early pandemic.

At its peak, Ben was serving countless cups a day, seven days a week, all at his own expense. The project was entirely volunteer-driven and rooted in community care. Gorilla Arm Coffee was covered widely in local and national media — including *The James Corden Show*, *The Kelly Clarkson Show*, Mike Rowe’s *Returning the Favor*, *The San Francisco Chronicle*, *SFGate*, *ABC7 News*, *Fox News*, CNN affiliates, and NPR affiliates — spotlighting North Beach as a neighborhood that looks out for one another.

The family’s small alley became a gathering place for neighbors to build real relationships and find hope in an otherwise dark chapter. Their two young boys Luca & Juno were also fixtures at the window, learning about the different jobs and dogs and happenings in the neighborhood.

More than anything, Gorilla Arm Coffee symbolized what the Holloway–Ramirez family deeply believes: that community is built through small, consistent acts of service. It lifted spirits, supported essential workers, and strengthened neighborhood ties at a moment when San Francisco needed it most.



1. **Steve Rubenstein, “On the bright side: Who wouldn’t want free coffee from a gorilla?”** *San Francisco Chronicle*, April 19, 2020.

[Link](#)

“North Beach resident Ben Ramirez has been making and handing out cups of coffee through a sidewalk-level window of his flat.”

2. **Tessa McLean, “This North Beach resident turned his home into a coffee shop — and the coffee is free.”** *SFGate*, April 14, 2020.

[Link](#)

“From his kitchen window ... Ramirez handed out free cups of coffee to whoever walked by and asked for one.”

3. **Alexandra Deabler, “San Francisco man serves coffee for free from kitchen window: ‘We’re happy to help people.’”** *Fox News*, April 16, 2020.

[Link](#)

“What does an aspiring barista in San Francisco with a perfectly placed kitchen window do during quarantine? Why, serve coffee to his neighbors on-the-go.”

4. **“Coronavirus kindness: Man serves free coffee to essential workers from home window.”** *ABC7 News (KGO)*, April 11/13, 2020.

[Link](#)

“He has a toy gorilla hand, perfect for socially distanced passing of the coffee.”

5. **Bethany Hines, “A California man is handing out free coffee to essential workers from his kitchen window.”** *KSBW* (via CNN affiliate), April 20, 2020.

[Link](#)

“From his kitchen window, Ben Ramirez is handing out free coffee and a smile to people in his neighborhood.”

6. **“Neighbor provides free coffee to essential workers from his kitchen window.”** *The Optimist Daily*, April 2020.

[Link](#)

“Ramirez makes about 15 cups of coffee a day for local essential workers including nurses, doctors, and postal workers.”

2. Philanthropy & Support for Local Education

Garfield Elementary School — Significant Contributions

As a Garfield family and proud Mighty Dragons, the Holloway–Ramirez household has contributed substantial financial support to the **Garfield Parent Teacher Organization**, including:

- Annual donations to the school’s literacy and arts programs
- Funding support for classroom materials
- Contributions to teacher appreciation initiatives
- Participation in fundraising events and community drives

Their involvement reflects a commitment to public education and the long-term health of San Francisco’s family communities. Their financial donations for 2024 alone enabled a budget for a much needed additional teacher. Katelin is the daughter of two public educators and started her own career as a public elementary school teacher. The family’s commitment to supporting SFUSD and its students is unwavering. The family plans to continue their contributions to public schools long after their children have graduated.

3. Support for Neighborhood Social Services

North Beach Citizens — Ongoing Donations

The family provides recurring financial support to **North Beach Citizens**, a nonprofit that provides services and stabilization support to unhoused and vulnerable neighbors.

The Family has held the spot of top donor in recent years, and their contributions include donations to:

- food and hygiene supply drives
 - annual fundraising campaigns
 - emergency-response needs for neighborhood residents
-

4. Local Community Building & Civic Participation

Annual Neighborhood Holiday Gathering

Since the family has moved into their new home they have hosted a neighborhood holiday gathering at 524 Vallejo Street, bringing together long-time residents, families, seniors, and local community members. The purpose of the event is to build connection, belonging, and stability among neighbors. This annual tradition has become something that neighbors and the family alike look forward to all year long!

Collaboration with Local Nonprofits

The family regularly supports:

- Tel-Hi Neighborhood Center
- Local North Beach San Francisco Fire Department Station & Police Station
- Local public school fundraisers
- Community safety and improvement efforts

February 2, 2026

Memo to: Members of the Board of Supervisors

From: Georgia Schuttish

Re: *Board File No. 260021 Appeal of Conditional Use at 524-526 Vallejo Street and 4 and 4a San Antonio Place*

If the Board grants this Appeal it will be undermining the Housing Element and the Rezoning approved just two months ago.

Here is the Recommendation from the Planning Department to the Planning Commission **to deny** this CUA as written on page 2 of the December 4, 2025 Executive Summary:

*San Francisco has for decades suffered from a chronic housing shortage and housing affordability crisis. **To meet this demand, the 2022 Update to the Housing Element of the General Plan calls for the creation of 82,000 new units of housing and discourages the loss of existing housing.** The Project proposes to remove two existing dwelling units from the City's housing supply. **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 supply of housing. For these reasons, 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.*

The Board needs to follow the Planning Department's recommendation as it is consistent with the Board's approval of the Housing Element and the Rezoning and deny this Appeal at the hearing on February 10th.

From: [lm](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: Board File No. 260021 - 526 Vallejo
Date: Wednesday, January 28, 2026 2:17:51 PM
Attachments: [@2026-Jan-28 - Letter to The SF Board of Supervisors - Board File No. 260021.pdf](#)

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

The Board of Supervisors:

I submit the attached statement regarding 526 Vallejo Street in strong support of the Planning Department staff's recommendation to deny the request for a Conditional Use Authorization to legalize the merger of multiple units into a single-family unit.

Regards,

/s/ L. Monast

FOR RECEIPIENTS USE ONLY—NOT FOR PUBLIC DISTRIBUTION

January 28, 2026

To: The San Francisco Board of Supervisors
(Board.of.Supervisors@sfgov.org)

cc: BOS.Legislation@sfgov.org

Re: 524 Vallejo, 526 Vallejo Street,
4A San Antonio Place, 4B San Antonio Place
Board File No. 260021

Dear Board of Supervisors:

I lived at 524 Vallejo, which included a parking space in the garage, from 1984 to 2013, nearly 30 years. In 2013, I was forced out by Peter I. Iskandar (“Developer”) (<https://www.tridentsf.com/peter.html>) through a buyout arrangement at an amount that was inadequate considering what I gave up as a tenant. At that time, the building housed five tenants all under rent control, two of whom were seniors.

There were four units in this building during my residency. At the time of sale in 2010, three units were occupied with a total of five tenants: two (both seniors) in 526 Vallejo, one in 524 Vallejo, and one in 4B San Antonio; 4A San Antonio was vacant.

In 2013, all tenants were asked to leave through buyouts or be subject to eviction. By September 2013, electing to avoid legal action, all tenants accepted buyouts and moved out as it seemed that contesting it would only prolong the inevitable eviction. Tenants had little choice in the matter.

From 2010 to 2013, all plans that Developer shared with the community and the building residents showed the proposed redevelopment of the building would contain four separate units. During that time Developer offered each building resident the option of buying her or his unit after redevelopment. Developer offered me my unit (524 Vallejo) for purchase at \$550,000. No units were offered for rent after the completion of the redevelopment.

Understandably, when the building was sold in 2017 I was surprised to learn that it had been converted to a single family residence. I assumed the City & County of San Francisco (“City”) had approved the building plans converting the property from a four-unit building to a single-family building. I am dumbfounded that 15 years *after* the building was sold to Developer in 2010 this issue has come to light. This suggests that either (1) Developer saw a conflict with City documentation on this property and developed the property to what was most advantageous to him; (2) Developer made fraudulent representations to City that allowed him to redevelop the property as a single-family unit, not the four-unit building it had been for decades prior and initially proposed by him; or (3) a City employee knowingly turned a blind eye to Developer’s subterfuge.

Having reviewed the floorplans of the building sold in 2017 (found at Realtor.com https://www.realtor.com/realstateandhomes-detail/524-526-Vallejo-St_San-Francisco_CA_94133_M26658-

FOR RECEIPTS USE ONLY—NOT FOR PUBLIC DISTRIBUTION

The San Francisco Board of Supervisors
Page 2 of 3
January 28, 2026

18418#photo0) after Developer redeveloped the property (image follows), it is clear the property was intentionally converted from a four-unit building to a single family home during redevelopment since there is only ONE KITCHEN on the property located on the third floor. There was a small bedroom and bathroom on the 1st floor behind the garage, but it does not have a kitchen.



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Small square footage and other information herein has been received from a variety of sources. Such information has not been verified by Bubble Real Estate # 01926718 Prospective buyers are advised to conduct their own investigation of the property and the information contained herein utilizing licensed professionals where appropriate, before purchasing this property.

FOR RECEIPIENTS USE ONLY—NOT FOR PUBLIC DISTRIBUTION

The San Francisco Board of Supervisors
Page 3 of 3
January 28, 2026

I wondered how it was possible for the Developer to eliminate four affordable rental units while obtaining all necessary permits and approvals by City Planners. I would have thought that was impossible.

I understand the homeowner's wish to legalize the merger of three dwelling units on the 2nd and 3rd floors into one dwelling unit, and they should not be penalized for the Developer's actions prior to their purchase. That said, it is important that City set an example that the demolition of badly needed affordable, rent controlled housing will not be tolerated or rewarded.

I write in strong support of Planning Department staff's recommendation to deny the request for a Conditional Use Authorization to legalize the merger of multiple units into a single-family residence.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Monast", with a stylized flourish at the end.

L. Monast

From: [BOS Legislation, \(BOS\)](#)
To: "[katelin.holloway@gmail.com](#)"; "[ben.ramirez@gmail.com](#)"; "[deborah@holleyconsulting.com](#)"
Cc: [RUSSE, BRAD \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Dennis Phillips, Sarah \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Dwyer, Debra \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Merlone, Audrey \(CPC\)](#); [Gluckstein, Lisa \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Page, Vincent \(CPC\)](#); [Liang, Xinyu \(CPC\)](#); [Lamarre, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: HEARING NOTICE: Appeal of Conditional Use Authorization - Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project - Appeal Hearing February 10, 2026
Date: Friday, January 30, 2026 9:34:00 AM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board has scheduled for a Special Order before the Board of Supervisors on **February 10, 2026**, at 3:00 p.m. regarding the appeal of Conditional Use Authorization for the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project

Please find the following link to the hearing notice for the matter:

[Public Hearing Notice - 1/30/2026](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 260021](#)

Best regards,

Jocelyn Wong

Legislative Clerk

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

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Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of

the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

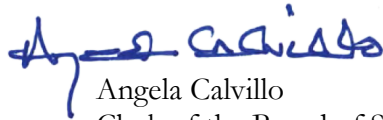
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

- Date:** Tuesday, February 10, 2026
- Time:** 3:00 p.m.
- Location:** Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Subject:** **File No. 260021.** Hearing of persons interested in or objecting to the de facto denial of a Conditional Use Authorization pursuant to Planning Code, Sections 303 and 317, for a proposed project at 524-526 Vallejo Street and 4-4A San Antonio Place (Assessor's Parcel Block No. 0132, Lot No. 009) identified in Planning Case No. 2024-011561CUA, 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 RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill-North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD, and 40-X Height and Bulk District. (District 3) (Appellants: Katelin Holloway and Ben Ramirez) (Filed January 5, 2026)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, February 6, 2026.

For any questions about this hearing, please contact our office at bos.legislation@sfgov.org or call (415) 554-5184.



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jw:ak:ams

From: [BOS Legislation, \(BOS\)](#)
To: "[katelin.holloway@gmail.com](#)"; "[ben.ramirez@gmail.com](#)"; "[deborah@holleyconsulting.com](#)"
Cc: [RUSSE, BRAD \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Dennis Phillips, Sarah \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Dwyer, Debra \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Merlone, Audrey \(CPC\)](#); [Gluckstein, Lisa \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Page, Vincent \(CPC\)](#); [Liang, Xinyu \(CPC\)](#); [Lamarre, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: HEARING NOTICE: Appeal of Conditional Use Authorization - Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project - Appeal Hearing February 10, 2026
Date: Friday, January 30, 2026 9:34:45 AM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board has scheduled for a Special Order before the Board of Supervisors on **February 10, 2026**, at 3:00 p.m. regarding the appeal of Conditional Use Authorization for the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project

Please find the following link to the hearing notice for the matter:

[Public Hearing Notice - 1/30/2026](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 260021](#)

Best regards,

Jocelyn Wong

Legislative Clerk

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org



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BOARD of SUPERVISORS



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San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

PROOF OF MAILING

Legislative File No. File Nos. 260021

Description of Items: Hearing - Appeal of Conditional Use Authorization De Facto Denial - 524-526 Vallejo Street and 4-4A San Antonio Place - 509 Notice Mailed

I, Jocelyn Wong, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: January 30, 2026

Time: 10:22 a.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

From: [BOS Legislation, \(BOS\)](#)
To: [Liu, Bella \(CPC\)](#); [Yeung, Tony \(CPC\)](#); [Chen, Theodore \(CPC\)](#)
Cc: [BOS-Operations](#); [BOS Legislation, \(BOS\)](#)
Subject: APPEAL CHECK PICK UP: Appeal of Conditional Use Authorization - Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project - Appeal Hearing February 10, 2026
Date: Friday, January 9, 2026 4:02:00 PM
Attachments: [image001.png](#)
[Appeal Check Pickup.doc](#)

Hello,

The check for the appeal filing fee for the Conditional Use appeal of the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project, is ready to be picked up at the Clerk's Office. Our office is opened Monday through Friday from 8:00am to 5:00pm. A fee waiver was not filed with this project. Kindly sign the attached Appeal Check Pickup form once the filing fee is picked up.

Best regards,

Jocelyn Wong

Legislative Clerk

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org



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From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Sent: Friday, January 9, 2026 4:00 PM

To: katelin.holloway@gmail.com; ben.ramirez@gmail.com; deborah@holleyconsulting.com

Cc: RUSSI, BRAD (CAT) <Brad.Russi@sfcityatty.org>; JENSEN, KRISTEN (CAT)

<Kristen.Jensen@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; RUIZ-ESQUIDE,

ANDREA (CAT) <Andrea.Ruiz-Esquide@sfcityatty.org>; Dennis Phillips, Sarah (CPC) <sarah.dennis-phillips@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Dwyer, Debra (CPC)

<debra.dwyer@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lewis, Don (CPC)

<don.lewis@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Teague, Corey (CPC)

<don.lewis@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Teague, Corey (CPC)

<corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Gluckstein, Lisa (CPC) <lisa.gluckstein@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>; Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Appeal of Conditional Use Authorization - Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project - Appeal Hearing February 10, 2026

Greetings,

The Office of the Clerk of the Board has scheduled for a hearing Special Order before the Board of Supervisors on **February 10, 2026**, at 3:00 p.m. Please find linked below an appeal letter regarding the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project, and an informational letter from the Clerk of the Board.

[Appeal Letter - January 5, 2026](#)

[Clerk of the Board Letter - January 8, 2026](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 260021](#)

Best regards,

Jocelyn Wong

Legislative Clerk

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org



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hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

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San Francisco 94102-4689
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TDD/TTY No. (415) 554-5227

January 9, 2026

File Nos. 260021-260024
Planning Case No. 2024-011561CUA

Received from the Board of Supervisors Clerk's Office, one check, in the amount of Seven Hundred Eighty Seven Dollars (\$787) for the filing fee paid by Katelin Holloway and Benjamin Ramirez for the appeal of Conditional Use Authorization for the proposed 524-526 Vallejo Street and 4-4A San Antonio Place project:

Planning Department By:

Tony Young
Print Name

[Signature] 1/12/26
Signature and Date

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2026 JAN 12 PM01:34
JA

From: [BOS Legislation, \(BOS\)](#)
To: katelin.holloway@gmail.com; ben.ramirez@gmail.com; deborah@holleyconsulting.com
Cc: [RUSSI, BRAD \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Dennis Phillips, Sarah \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Dwyer, Debra \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Merlone, Audrey \(CPC\)](#); [Gluckstein, Lisa \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Page, Vincent \(CPC\)](#); [Lamarre, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: Appeal of Conditional Use Authorization - Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project - Appeal Hearing February 10, 2026
Date: Friday, January 9, 2026 4:00:27 PM
Attachments: [image001.png](#)

Greetings,

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[Appeal Letter - January 5, 2026](#)

[Clerk of the Board Letter - January 8, 2026](#)

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[Board of Supervisors File No. 260021](#)

Best regards,

Jocelyn Wong

Legislative Clerk

San Francisco Board of Supervisors

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1 Dr. Carlton B. Goodlett Place Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

January 8, 2026

Katelin Holloway
Ben Ramirez
524 Vallejo Street
San Francisco, CA 94133

**Subject: File No. 260021 - Appeal of Conditional Use Authorization
Proposed 524-526 Vallejo Street and 4-4A San Antonio Place Project**

Dear Ms. Holloway and Mr. Ramirez:

Thank you for your appeal filing regarding the proposed project at 524-526 Vallejo Street and 4-4A San Antonio Place. The filing period to appeal the Conditional Use Authorization closed on Monday, January 5, 2026. The Conditional Use appeal was filed with the subscription of five members of the Board of Supervisors, and therefore meets the filing requirements of Planning Code, Section 308.1.

Pursuant to Planning Code, Section 308.1, a hearing date has been scheduled for:

Tuesday, February 10, 2026, at 3:00 p.m., at the Board of Supervisors regular meeting.

Please provide to the Clerk's Office by 12:00 noon:

20 days prior to the hearing:
Wednesday, January 21, 2026

names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and

11 days prior to the hearing:
Friday, January 30, 2026

any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests electronic files be sent to bos.legislation@sfgov.org.

Please feel free to contact our office at bos.legislation@sfgov.org or call (415) 554-5184 if you have any questions.

Very truly yours,


Angela Calvillo
Clerk of the Board

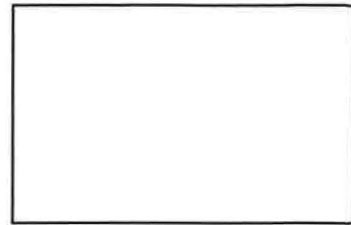
jw:ak:ams



- c: Brad Russi, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Austin Yang, Deputy City Attorney
Andrea Ruiz-Esquide, Deputy City Attorney
Sarah Dennis Phillips, Director, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Debra Dwyer, Principal Environmental Planner, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Don Lewis, Environmental Planning, Planning Department
Josh Switzky, Acting Director of Citywide Planning, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Dan Sider, Chief of Staff, Planning Department
Audrey Merlone, Manager of Legislative Affairs, Planning Department
Lisa Gluckstein, Government Affairs, Planning Department
Elizabeth Watty, Current Planning Division, Planning Department
Jonas Ionin, Planning Commission Secretary, Planning Department
Vincent Page, Staff Contact, Planning Department
Julie Lamarre, Executive Director, Board of Appeals
Alec Longaway, Legal Process Clerk, Board of Appeals

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor _____ inquiries..."
- 5. City Attorney Request
- 6. Call File No. _____ from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. _____
- 9. Reactivate File No. _____
- 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Conditional Use Authorization De Facto Denial - 524-526 Vallejo Street and 4-4A San Antonio Place

Long Title or text listed:

Hearing of persons interested in or objecting to the de facto denial of a Conditional Use Authorization pursuant to Planning Code, Sections 303 and 317, for a proposed project at 524-526 Vallejo Street and 4-4A San Antonio Place (Assessor's Parcel Block No. 0132, Lot No. 009) identified in Planning Case No. 2024-011561CUA, 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 RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill-North Beach Residential SUD (Special Use District), Priority Equity Geographies SUD, and 40-X Height and Bulk District. (District 3) (Appellants: Katelin Holloway and Ben Ramirez) (Filed January 5, 2026)

Signature of Requestor:

[Handwritten Signature]

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